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 18, 2017

5:30 P.M.

Invocation (Commissioner Everett Phillips)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Presentation of Ministerial Matters Not Requiring Public Comment

Esther Chung

(1) Presentation of Proclamation No. 2017P-6 - Asian Heritage Month (Pg. 1)

Rusty DePratter, County Commissioner

(2) Presentation of Proclamation No. 2017P-7 - Recognizing Outstanding Students (Pg. 3)

Tim Murphy, County Commissioner

(3) Presentation of Proclamation No. 2017P-4 - EMS Week Proclamation to Chad McIntyre, TraumaOne Flight Services and Personnel (Pg. 5)

Presentation of the Board Not Requiring Board Vote or Action

Jimmy Free

(1) Proposal of Playground Park (Pg. 6)

Public Hearings

Brandon Stubbs, County Planner

(1) 2017-7 - Amending Ordinance 98-1 - Z 0573 - 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 - AGRICULTURE-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") - Tax Parcel Numbers 03551-000 & 03546-000 - District 5 - Commissioner Tim Murphy (Pg. 7)

(2) 2017-8 - Amending Ordinance No. 98-1 - Rezoning Z 0574 - Megan Carter of Legacy Engineering Solutions, Inc., Agent for Gary Sorensen and My Jewel Home of Florida, LLC, Owners - RURAL RESIDENTIAL ("RR") and RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to PLANNED RESIDENTIAL DEVELOPMENT ("PRD") for Tax Parcel Numbers 02439-000, 02439-264, 02439-242, & 02745-003 - District 3 - Commissioner Bucky Nash (Pg. 64)

(3) 2017-10 - Amending Ordinance No. 98-1 - Rezoning - LDR 17-02 - Board of County Commissioners - Minor Site and Development Plan Approval (Pg. 170)

(4) SV for Swanson Estates - SV 17 01 - Barbara E. Swanson, Agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, Owners to Request a Subdivision Variance be Granted from the Dimension and Design Standards of Section 5.23.2 of the Land Development Regulations to Allow for a Deviation from the Three to One Lot Length to Width Ratio - District 3 - Commissioner Bucky Nash (Pg. 225)

(5) SD 0177 - A Request by Barbara E. Swanson, Agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, Owners, A Minor Subdivision Plat for "Swanson Estates" - Tax Parcels 02272-053, 02272-202, & 02272-204 - District 3 - Commissioner Bucky Nash (Pg. 259)

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) Budget Amendment #17-50 - Request for Additional Paving - $338,610 (Pg. 295)

Joel Foreman, County Attorney

(2) Resolution 2017 R-13 - Providing for a Limited-Time Economic Development Incentive for the Ellisville Utility Service Area (Pg. 299)

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: May 11, 2017 **Meeting Date:** May 18, 2017

Name: Penny Stanley **Department:** BCC Administration

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Esther Chung - Presentation of Proclamation No. 2017P-6 - Asian Heritage Month

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

Proclamation 2017 P-6

A PROCLAMATION BY THE CHAIRMAN OF THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS DESIGNATING THE MONTH OF MAY 2017 AS ASIAN HERITAGE MONTH IN COLUMBIA COUNTY, FLORIDA

ASIAN HERITAGE MONTH

WHEREAS, we are incomplete without contributions of Asian Americans, Native Hawaiians, and Pacific Islanders who have called the land we all love home.

WHEREAS, the United States have honored the irreplaceable roles played in our past, for generations of Asians to come.

WHEREAS, we recognize the rich heritage and community enhancement made by countless persons of Asian heritage and their efforts to help drive our count forward.

WHEREAS, we join the United States of America in celebration of the many contributions our Asian brothers and sisters have made to the American mosaic, and renew our commitment to creating more opportunities for Asian youth as they grow up and embrace the hard work of active citizenship, adding their unique voices and experiences to our Nation's narrative.

NOW THEREFORE, I hereby proclaim May 2017 as Asian Heritage Month. We urge all citizens of Columbia County, Florida to join in doing the same. Proclaimed this 18th day of May, 2017.

BOARD OF COUNTY COMMISSIONERS
ATTEST: **COLUMBIA COUNTY, FLORIDA**

_____ **BY: _____**
P. DEWITT CASON, CLERK **RONALD WILLIAMS, CHAIRMAN**

(SEAL)

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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Today's Date: **May 11, 2017** **Meeting Date:** **May 18, 2017**

Name: **Penny Stanley** **Department:** **BCC Administration**

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Commissioner Rusty Depratter - Presentation of Proclamation No. 2017P-7 - Recognizing Outstanding Students

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

Proclamation 2017 P-7

A PROCLAMATION BY THE CHAIRMAN OF THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS RECOGNIZING OUTSTANDING STUDENTS IN COLUMBIA COUNTY, FLORIDA

WHEREAS, Columbia County offers public and provide school options to parents and students; and

WHEREAS, students are encouraged to attend school each day and excel academically; and

WHEREAS, Columbia County currently holds a 73% graduation rate and that rate in the state of Florida is 80.7%; and

WHEREAS, the Columbia County Board of County Commissioners recognize the exceptional effort required for students, parents, and teachers to work so effectively together to afford students the resources to both be present each day of school and achieve the standards of honor roll each year at school; and

WHEREAS, the Board of County Commissioners recognize both Eva Kirby, and Victoria Coker, for achieving both honor roll and perfect attendance for each of their academic years; and

WHEREAS, the Board of County Commissioners recognize Ann-Kareen Gedeus, Deneb Delostrinos, Natalia, Gonzalez-Lugo, Dylan Aspewall, Jasmine Cho, Bergen Cobb, Katelyn Goff, Amanda Gonzalez-Lugo, Oscar Herndon, Sienna Kolvitz, Carla Medina-Rodriguez, Westin Mills, Katie Smithy, Colt Terrell, Zaher Darwiche, Loubna Darwiche, Abriana Herndon, Madison Lipscomb, Marcos Medina-Rodriguez, Dylan Pace, Dallas Aspenwall, Kylen Callum, Anan-Eva Hardman, Ty Helms, Elizabeth Stafford, Samuel Walker, Autumn Green, Grace Kolvitz, Carly Nist, Tamiya Perry, Buie Summerlin, Bernita Brown, Jameson Carter, Riley Eubank, Camille Florez, Olivia Giusti, Kamdyn Kvistad, Skyler Locke, Audrina Medina, Autumn Pate, Rillie Rittman, Jordan Ryder, Emma Sambey, Megan Sikorski, and Jaide Strickland for achieving honor roll each of their academic years.

NOW THEREFORE, I hereby proclaim the contributions of these young citizens to be significant and worthy of recognition. We urge all citizens of Columbia County, Florida to join in doing the same. Proclaimed this 18th day of May, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

_____
P. DEWITT CASON, CLERK

BY: _____
RONALD WILLIAMS, CHAIRMAN

(SEAL)

PROCLAMATION NO. 2017P-4

EMS Week Proclamation

To designate the Week of May 21 - 27, 2017, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of TraumaOne Lake City Flight Services is ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to high quality air medical transport dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, TraumaOne Lake City Flight Services has grown to fill a gap by providing important, out of hospital care, including safe and rapid transport to definitive care, and trauma education to local & regional health care providers; and

WHEREAS, TraumaOne Lake City Flight Services community outreach leads the regional Stop the Bleed and Hands Only CPR training, and injury prevention programs to reduce injuries in our children and senior citizens; and

WHEREAS, the TraumaOne Lake City Flight Program consists of critical care paramedics, nurses, mechanics, pilots, educators, communications specialists, and administrators; and

WHEREAS, the members of TraumaOne Lake City Flight Services, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of TraumaOne Lake City Flight Services on EMS Recognition Day during nationally designating 2017 Emergency Medical Services Week; now

THEREFORE*, w*ith the theme, ***EMS Strong: Always in SERVICE,*** *we, the Board of Commissioners for Columbia County, Florida, in recognition of this event do hereby affirm the dedication of TraumaOne Lake City Flight Services team members during this the week of May 21 - 27, 2017,* **EMERGENCY MEDICAL SERVICES WEEK.**

By:_____

RONALD WILLIAMS, CHAIRMAN

ATTEST:

(SEAL)

BY:_____

P. DEWITT CASON, CLERK OF COURT

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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Today's Date: **May 11, 2017** **Meeting Date:** **May 18, 2017**

Name: **Penny Stanley** **Department:** **BCC Administration**

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Jimmy Free - Proposal of Playground Park

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

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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Today's Date: **May 8, 2017** **Meeting Date:** **May 18, 2017**

Name: **Brandon M. Stubbs** **Department:** **Building And Zoning**

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Z 0573 - Ordinance 2017-7 - A request 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 from AGRICULTURE-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-16-03546-000.

The Planning & Zoning Board held a public heading on April 27, 2017 and voted 4-0 to recommend approval to the Board of County Commissioners. 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?

- [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

ORDINANCE NO. 2017-7

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0573, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS 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 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 and the Concurrency Management Assessment 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, and the Concurrency Management Assessment 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 0573, 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 zoning district is hereby 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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 1992 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 TO THE POINT OF BEGINNING.

Containing 2.35 acres, more or less.

Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-16-03546-000

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.

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 18th day of May 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Ronald Williams, Chairman

RESOLUTION NO. PZ/LPA Z 0573

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 LESS 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 OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 (A-3) TO COMMERCIAL, NEIGHBORHOOD (CN) 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 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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 1992 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 TO THE POINT OF BEGINNING.

Containing 2.35 acres, more or less.

Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-16-03546-000

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 special 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, Chairman

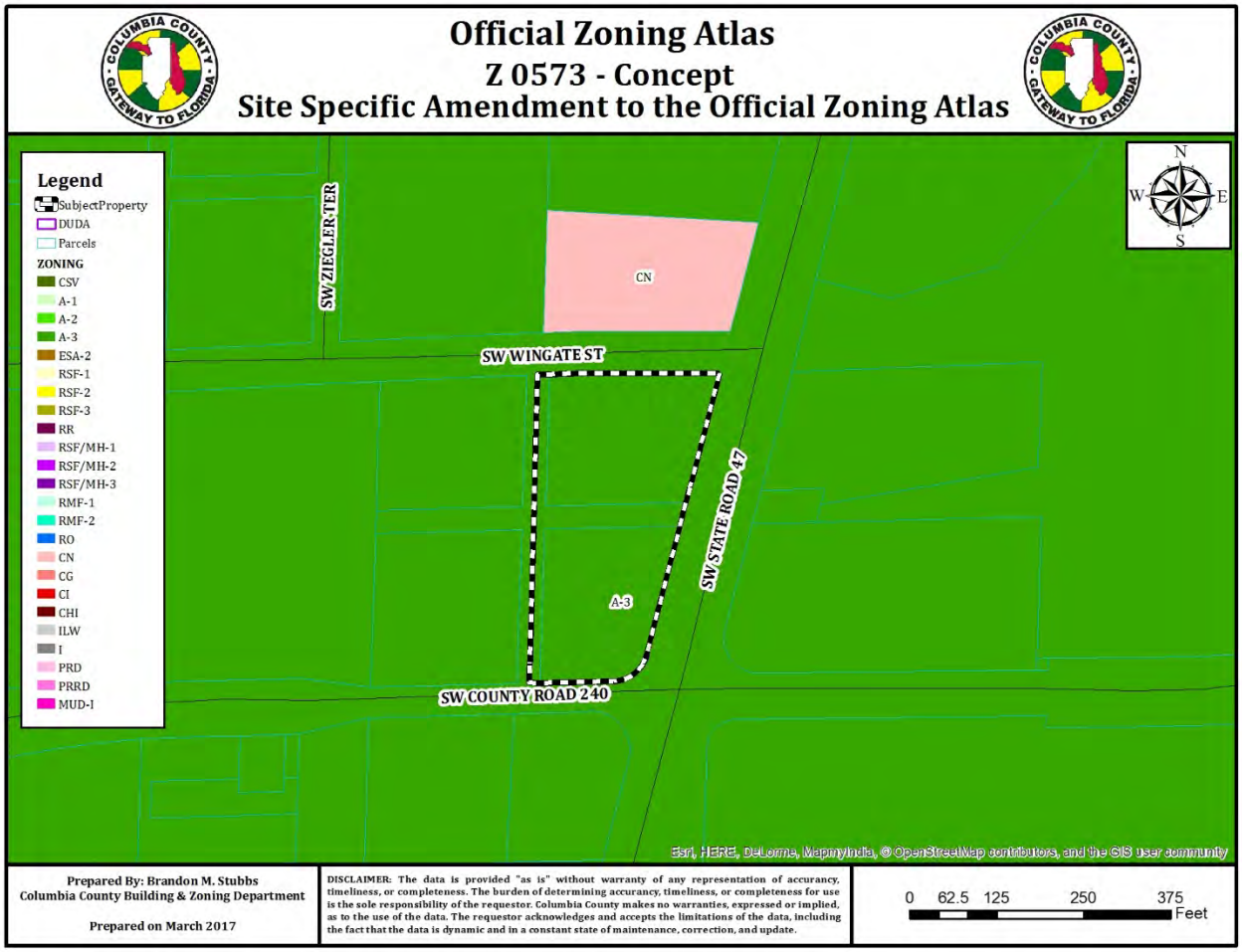
Planning & Zoning Board Hearing Date: April 27, 2017
Quasi-Judicial Hearing

SUBJECT:	**Z 0573** - A request to amend the Official Zoning Atlas from Agriculture-3 ("A-3") to Commercial, Neighborhood ("CN") on an approximate 2.35 acre subject property.
APPLICANT/AGENT:	Matthew Cason of Concept Development, Inc.
PROPERTY OWNER(S):	Glenn I & Christina F. Jones and Michael McCranie as Trustee of Brushy Creek Asset Holding Trust
LOCATION:	North of SW County Road 240, Wee Care Preschool, Single Family Residences, and Vacant Agriculture Lands; South of B&H Woodworks, B&B Food Store, S&S Food Store, SW Windgate St, Single Family Residences, and Vacant Agriculture Lands; East of Columbia City Church of Christ, Single Family Residences, and Vacant Agriculture Lands; West of State Road 247 and Vacant Agriculture Lands; Columbia County, Florida.
PARCEL ID NUMBER(S):	10-5s-16-03551-000 & 10-5s-16-03546-000
ACREAGE:	±2.35 acres
FLUM	Environmentally Sensitive Area
EXISTING ZONING	Agriculture-3 ("A-3")
PROPOSED ZONING	Commercial, Neighborhood ("CN")
PROJECT PLANNER:	Brandon M. Stubbs

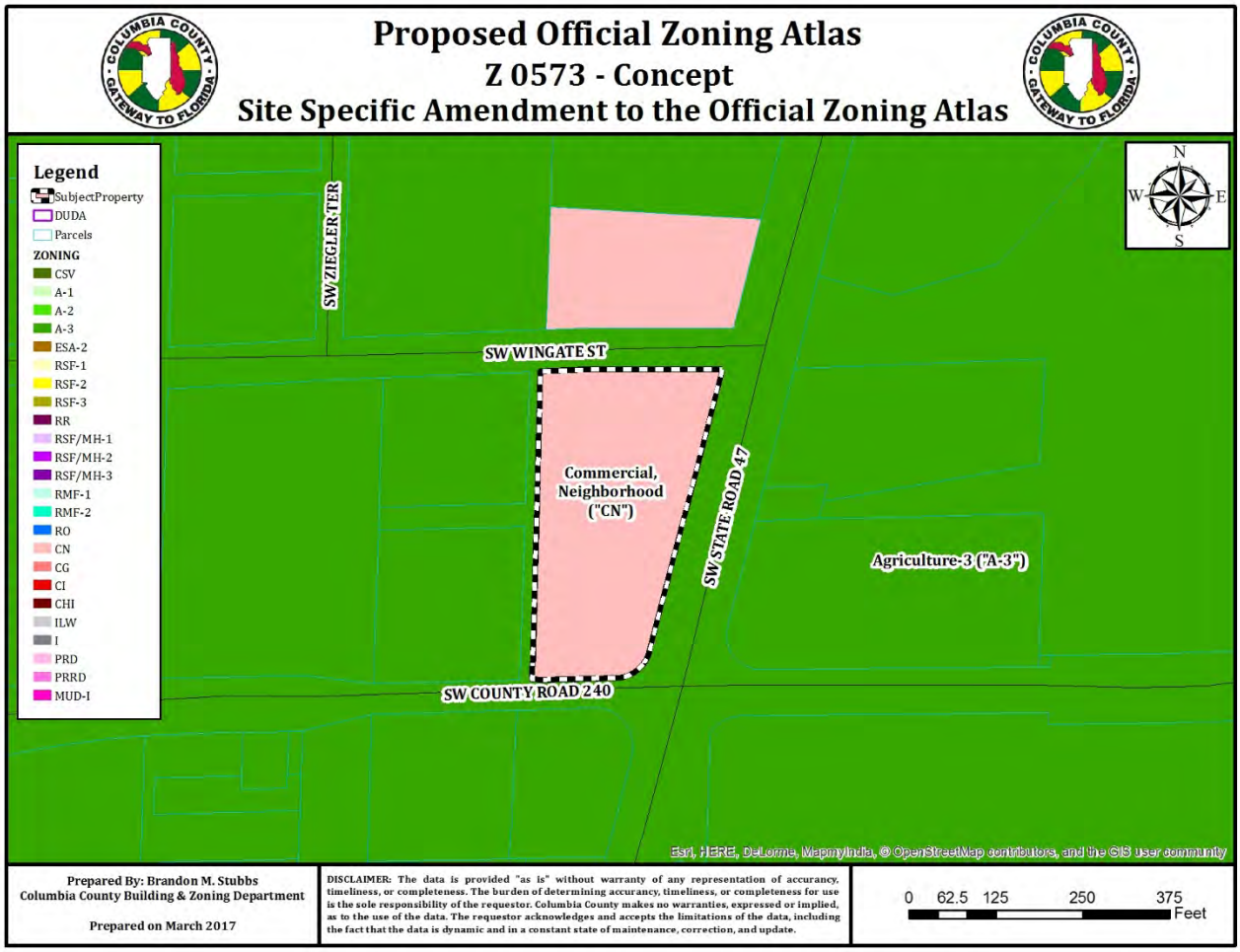
SUMMARY

The proposed Site Specific Amendment to the Official Zoning Atlas ("rezoning") would amend the zoning of ±2.35 acres from Agriculture-3 ("A-3") to Commercial, Neighborhood ("CN"). The subject property is currently contains two single family residences.

Map 1. Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



The Commercial, Neighborhood ("CN") Zone District is described as follows in Section 4.12 of the Land Development Regulations ("LDRs"):

"The "CN" Commercial, Neighborhood category includes one zone district: CN. It is the intent of this district to provide for small-scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood) within both rural and designated urban development areas as defined within the county's comprehensive plan. In accordance with the comprehensive plan, this district is not intended to accommodate major or large-scale commercial or service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located at the intersection of a collector or arterial road with any other road."

ZONING DISTRICT COMPARISON

Table 1. Zoning District Comparison

	Existing District	Proposed District
Zoning District:	Agriculture-3 ("A-3")	Commercial, Neighborhood ("CN")
Max. Gross Density:	1 Dwelling Unit per Five (5) Acres	N/A
Minimum Lot Area	Five (5) Acres	None
Floor Area Ratio:	N/A	0.25
Typical Uses*:	All Agriculture Activities; Processing, Storage, & Sale of Agricultural Products; Single Family Dwellings; Mobile Homes; Homes of Six or Fewer Residents which Otherwise Meet the Definition of "Community Residential Facility"; Public Elementary and Middle Schools; Churches and other Houses of Worship; Cemeteries (Not Requiring Licensure of the State of Florida); Landscaping Services, including Yard Maintenance Firms.	Retail Commercial Outlets for Sale of Food, Hardware, & Drugs; Service Establishments such as Barber or Beauty Shop, Shoe Repair, Self-Service Laundry or Dry Cleaner, Laundry or Dry Cleaning Pick-Up Station; Churches and Other Houses of Worship; Automotive Self Service Station.
** 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.*		

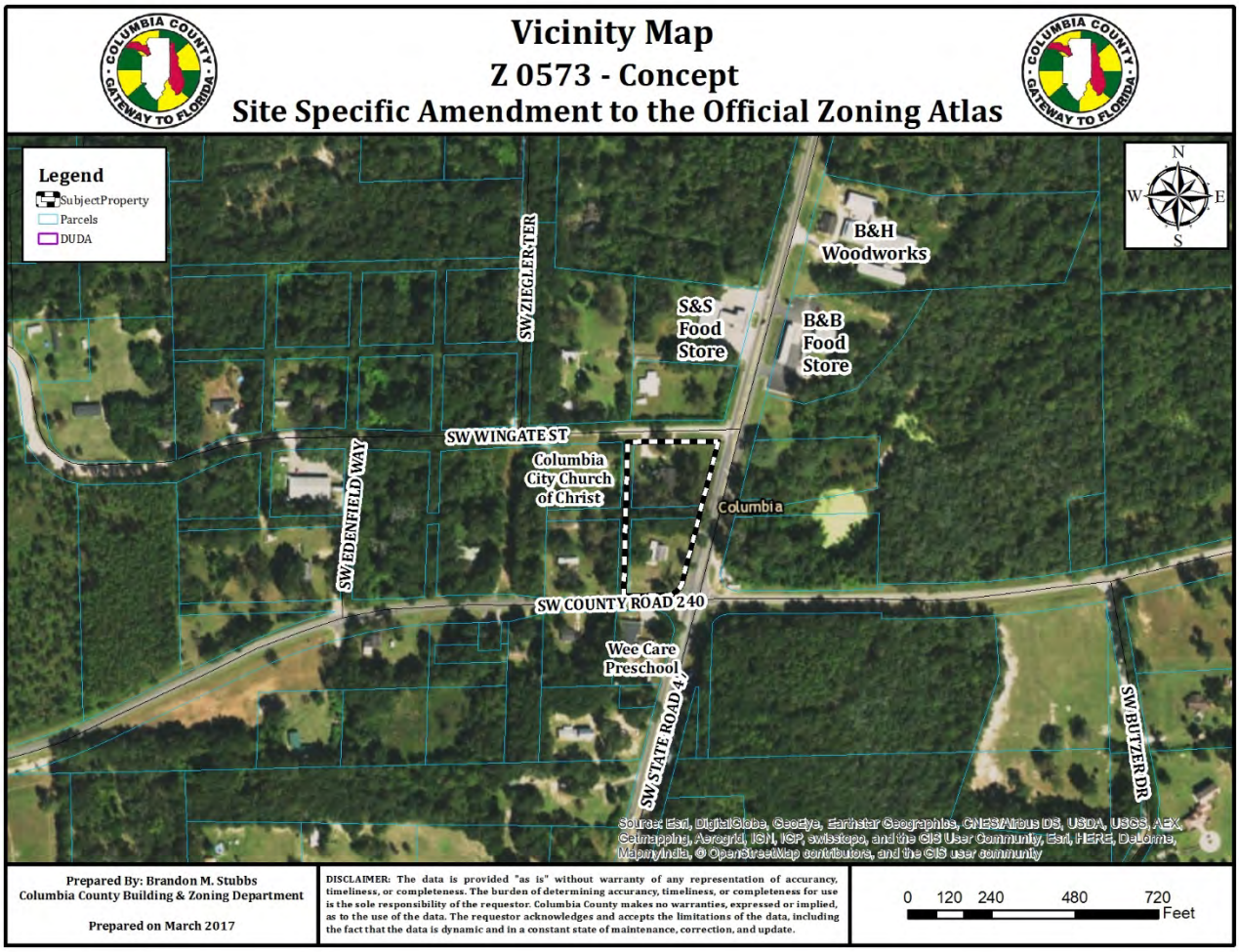
SURROUNDING USES

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 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	B&H Woodwork/ B&B Food Store/S&S Food Store/ SW Windgate St/Single Family Residences/Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")/Commercial, Neighborhood ("CN")
South	SW County Road 240/Wee Care Prseschool/ Single Family Residences/Vacant Agriculture Lands	Agriculture	Agriculture-3 ("A-3")
East	State Road 47/Vacant Agriculture Lands	Agriculture	Agriculture-3 ("A-3")
West	Columbia City Church of Christ/Single Family Residences/Vacant Agriculture Lands	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 proposed Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the proposed corresponding Zoning Designation consistent with said proposed FLUM Designation.

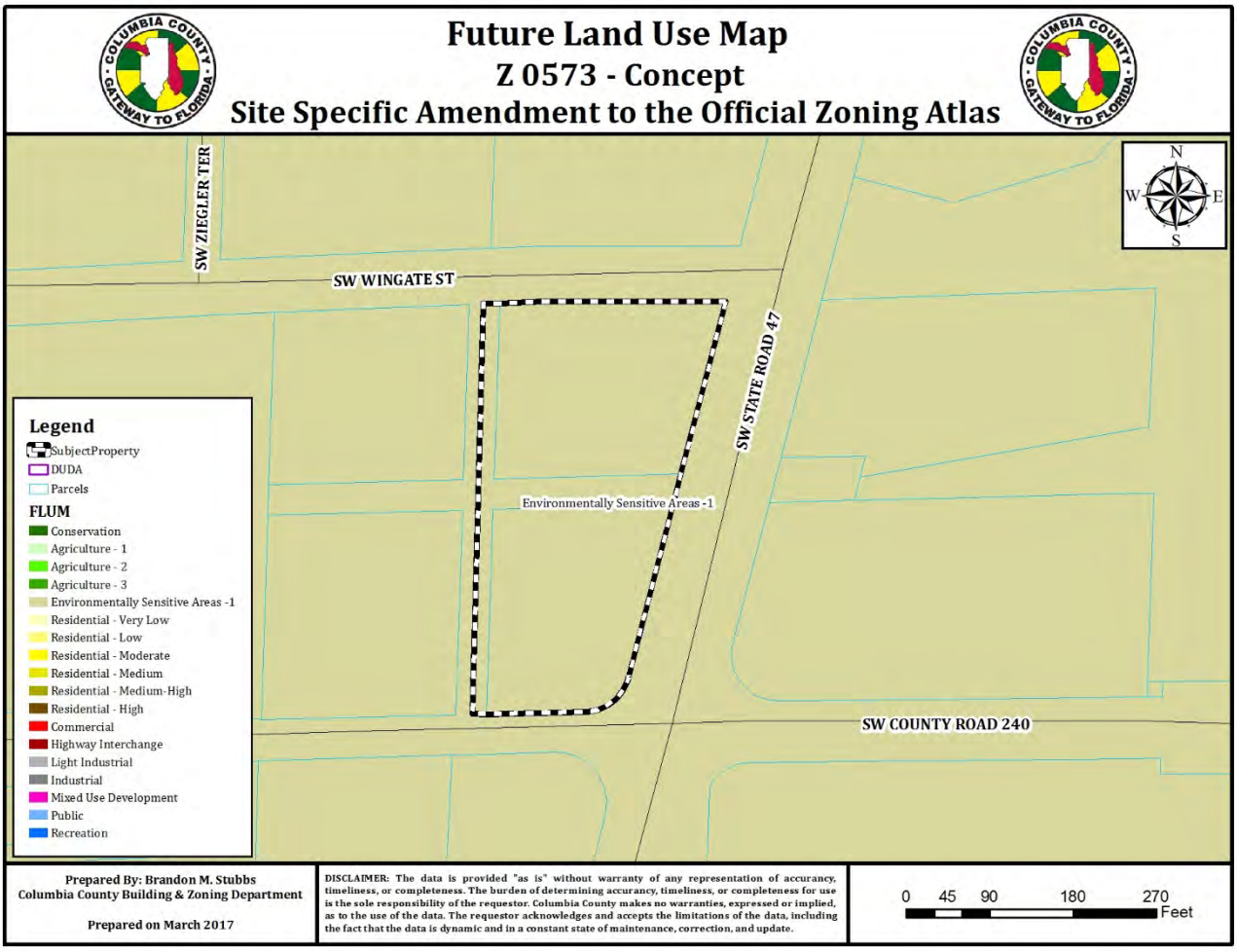
Table 3. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Proposed Zoning Designation	Consistent
Environmentally Sensitive Area	Commercial, Neighborhood ("CN")	✓

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

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.

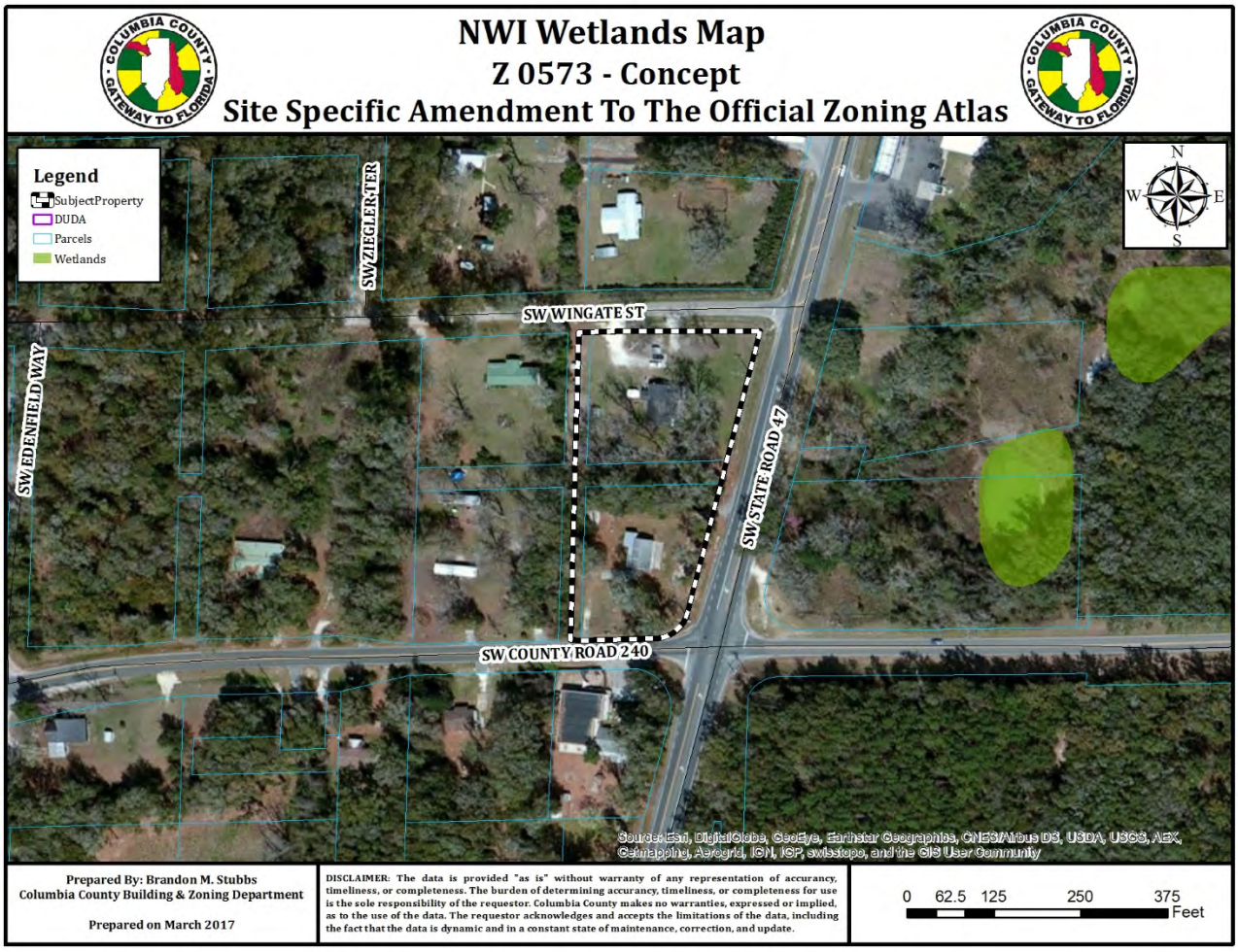
ENVIRONMENTAL CONDITIONS ANALYSIS

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 no wetlands located on the subject property.

Evaluation: Given there are no wetlands on the subject property, there are no issues related to wetland protection.

Map 5. Wetlands Map



Soil Survey

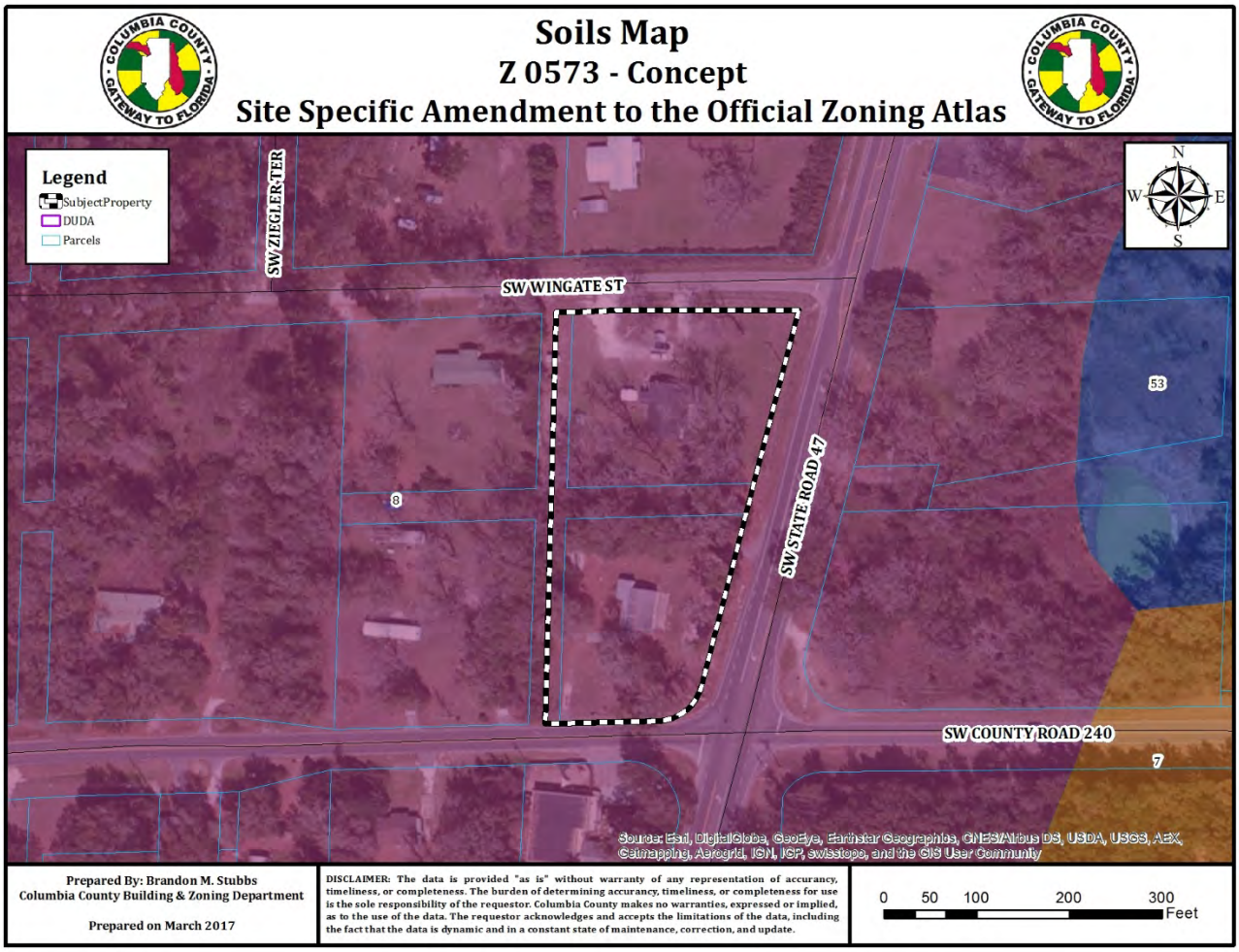
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. 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 is one (1) soil type found on the subject property:

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.

Evaluation: The soil type on the subject property is Blanton Fine Sand. Blanton Fine Sand poses slight limitations for building development and moderate limitations for septic tank absorption field. During site and development plan review, the applicant will have to address sanitary sewer and potable water; therefore, there are no issues related to soil suitability.

Map 6. Soils Map

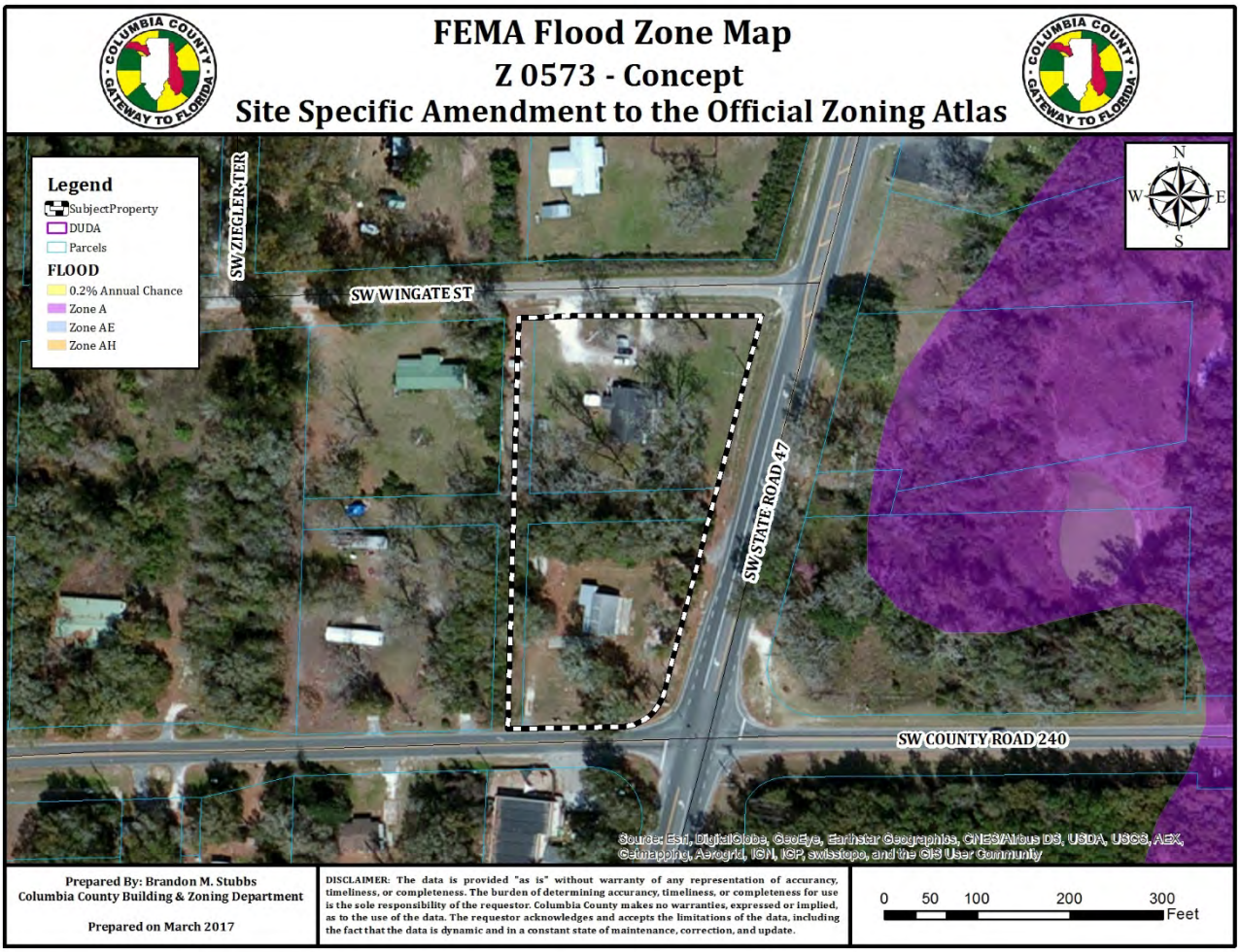


Flood Potential

Panel 0379C 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 "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Being 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 located within a stream to sink area.

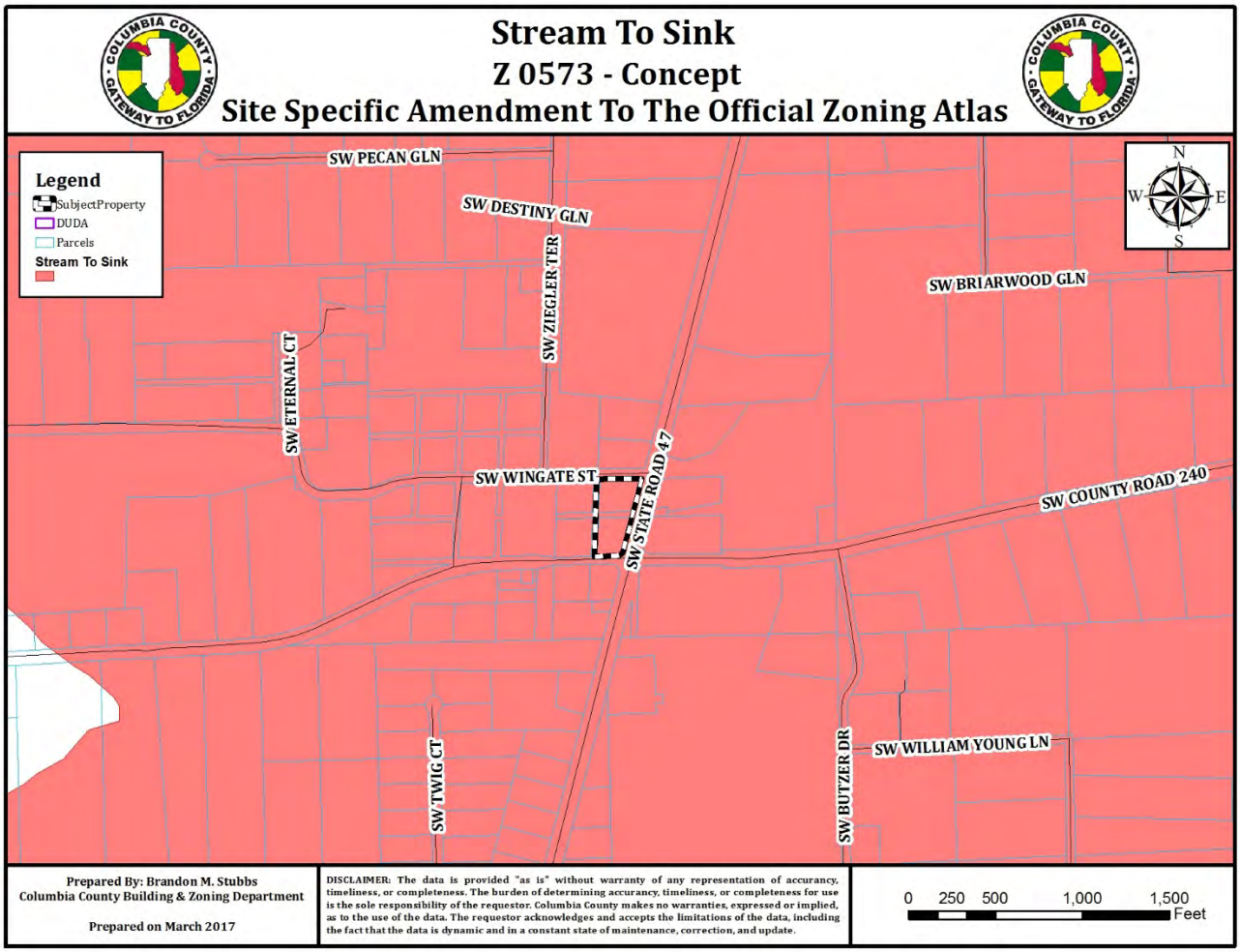
Evaluation: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
3 All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.

4. All new development shall comply with all other applicable requirements of these land development regulations.

Even though the subject property is located in a Stream to Sink watershed area, it is not anticipated that the proposed use will violate the requirements of Section 4.2.38 of the LDRs. Further, the subject property is already developed. 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 GeoSpacial Inc., dated September 29, 2009, the subject property is located in a more vulnerable area.

Evaluation: While the subject property is located in a more 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: The applicant proposes a Commercial, Neighborhood ("CN") Zoning Designation. Policy I.3.3 of the Future Land Use Element regulates the Commercial, Neighborhood Designation. Policy I.3.3 states:

The county shall continue to have a neighborhood commercial district to provide small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the county. Neighborhood commercial activities are not shown on the future land use plan map; rather these commercial activities should be accommodated throughout the county as market forces determine the need, according to the following criteria.

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers, financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio;

2. Neighborhood commercial uses shall be located at the intersection of an arterial or collector road with any other road;

3. Floor area for each individual outlet or establishment shall not exceed 10,000 square feet;

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage;

5. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio; and

6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications.

Staff has evaluated the proposed amendment for compliance with Policy I.3.3 of the Comprehensive Plan and has found the proposed amendment to be in compliance.

2) The existing land use pattern.

Evaluation and Findings: The subject property is located on the northwest corner of two major collector roadway segments. There are neighborhood commercial uses within the general vicinity. The proposed amendment meets the requirements for CN Zoning; 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 adjacent to an existing property with a CN Zoning Designation. Further, the subject property is located at the intersection of two major collector roadway segments and near existing neighborhood commercial uses; 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 a Commercial Zone District. As demonstrated in the Concurrency Management Assessment, 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 nature of the CN Zone District is to service the community in which it is located. Given the requirements for the CN Zone District, individual properties may not border or be contiguous with other properties with a CN Zone District. The subject property meets the standard for the CN Zoning District; therefore, would not be illogically drawn.

6) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Evaluation and Findings: As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area is no exception; therefore, changed conditions warrant the passage of the proposed amendment.

7) Whether the proposed change will adversely influence living conditions in the neighborhood.

Evaluation and Findings: The proposed amendment is not anticipated to 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: As indicated in the Concurrency Analysis, the proposed amendment does not create any impacts to public facilities, including traffic.

9) Whether the proposed change will create a drainage problem.

Evaluation and Findings: During the Site & Development phase, 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: In general, commercial uses along corridors near residential uses increase property values and don't adversely affect property values. 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: It is not anticipated that the proposed change would 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: As previously mentioned, this area of the county is experiencing rapid growth. As the county continues to grow, the demand for additional commercial use continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. The additional commercial use will allow for supporting uses to the surrounding residential uses.

15) Whether the change suggested is out of scale with the needs of the neighborhood or the county.

Evaluation and Findings: As the county continues to grow, the demand for additional commercial use continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. The additional commercial use will allow for supporting uses to the surrounding residential uses; therefore, the proposed change is not out of scale with the needs of the neighborhood or the county.

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: While it is not entirely impossible to find other sites in the county that allow the proposed use; the applicant owns the subject property and the commercial use will provide support to the rapidly growing residential population in the area. 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

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
41(57)	State Road 47 (From C.R. 240 to I-75)	2U	Minor Arterial	Highway Rural	D

1 Source: Columbia County Comprehensive Plan, Capital Improvements Element.
2 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Existing Trip Generation[1]

Land Use	AADT	PM Peak Hour
Single Family (ITE Code 210)	10	1
Total	**10**	**1**

1 Source: ITE Trip Generation, 8th Edition.
2 Formula: AADT – ITE, 8th Edition – 9.52 trips per dwelling unit x 1 dwelling units = 9.52 AADT
3 Formulas: PM Peak – ITE, 8th Edition – 1.02 trips per dwelling unit x 1 dwelling units = 1 PM Peak Trips

Table 6. Proposed Trip Generation[1]

Land Use	AADT	PM Peak Hour
Variety Store (ITE Code 814)	640	70
Total	**640**	**70**

4 Source: ITE Trip Generation, 8th Edition.
5 Formula: AADT – ITE, 8th Edition – 64.03 trips per thousand (1,000) sq ft x 10,000 sq ft = 640.3 AADT
6 Formulas: PM Peak – ITE, 8th Edition – 6.99 trips per thousand (1,000) sq ft x 10,000 sq ft = 69.9 PM Peak Trips

Table 7. Net Increase Trip Generation[1]

Land Use	AADT	PM Peak Hour
Variety Store (ITE Code 814)	640	70
Single Family (ITE Code 210)	10	1
Net Increase	**630**	**69**

Table 8. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	S.R. 247 Segment 45[1]
Maximum Service Volume[2]	14,200
Existing Traffic[3]	7,400
Reserved Trips[4]	0
Available Capacity[4]	6,800
Projected Daily Trips[5]	630
Residual Capacity[6]	**6,170**

PM Peak Hour Traffic Analysis	S.R. 247 Segment 45[1]
Maximum Service Volume[2]	1,350
Existing Traffic[3]	703
Reserved Trips[4]	0
Available Capacity[4]	647
Projected PM Peak Hour Trips[5]	69
Residual Capacity[6]	**578**

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.
3 Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.
4 Source: Columbia County June 2015 Concurrency Monitoring Report.Trip Distributions
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

The subject property is not located within a community potable water system service area. The subject property will be served potable water via a private well. The private well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The existing density allows for one (1) dwelling unit. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. (100 GPC x 2.67 PPH) x 1 = 267 Gallons Per Day

Based upon a maximum floor area of 10,000 square feet for the Commercial, Neighborhood ("CN") Zoning Designation, the proposed amendment could result in a maximum of 10,000 square feet of floor area of shopping center use.

An average shopping center utilizes approximately 15 Gallon Per Hundred Square Foot of floor area 100 x 15 = 1,500 Gallons Per Day].

Net Increase: 1,500 GPD – 267 GPD = 1,233 GPD

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

The subject property is not located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The existing density allows for one (1) dwelling unit. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. (100 GPC x 2.67 PPH) x 1 = 267 Gallons Per Day

Based upon a maximum floor area of 10,000 square feet for the Commercial, Neighborhood ("CN") Zoning Designation, the proposed amendment could result in a maximum of 10,000 square feet of floor area of shopping center use.

An average shopping center utilizes approximately 15 Gallon Per Hundred Square Foot of floor area 100 x 15 = 1,500 Gallons Per Day].

Net Increase: 1,500 GPD – 267 GPD = 1,233 GPD

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing density allows for one (1) dwelling unit. An average dwelling unit utilizes approximately 0.73 tons (1,460 lbs) per year per person. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. [(1,460 Lbs Per Year Per Person x 2.67 PPH) x 1] / 365 = 10.68 pounds of solid waste generated per day.

Based upon a maximum floor area of 10,000 square feet for the Commercial, Neighborhood ("CN") Zoning Designation, the proposed amendment could result in a maximum of 10,000 square feet of floor area of shopping center use.

Based upon 5.5 pounds of solid waste per 1,000 square foot gross floor area per day:

10 (10,000 square foot gross floor area) x 5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 55 pounds of solid waste generated per day.

Net Increase: 55 lbs per day – 10.68 lbs per day = 44.31 lbs per day

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # Z	0573
Application Fee	$1,250.00
Receipt No.	4713
Filing Date	3-15-17
Completeness Date	3-15-17

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Commercial Retail Store - Lake City SR 47 & CR 240
2. Address of Subject Property: 6171 SW CR 240
3. Parcel ID Number(s): 10-5S-16-03551-000 and 10-5S-16-03546-000
4. Future Land Use Map Designation: Environmentally Sensitive
5. Existing Zoning Designation: A-3
6. Proposed Zoning Designation: CN
7. Acreage: 2.0
8. Existing Use of Property: residential
9. Proposed use of Property: commercial retail store

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Matthew D. Cason Title: Vice President
   Company name (if applicable): Concept Development, Inc.
   Mailing Address: 3917 NW 97th Blvd.
   City: Gainesville State: FL Zip: 32606
   Telephone: (352) 333-3233 Fax: (___) Email: matt@conceptcompanies.net

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): Brushy Creek (10-5S-16-03549-000) and Glenn & Christina Jones (10-5S-16-03551-000)
   Mailing Address: Brushy Creek: 295 NW Commons Loop, Suite 115-336; Jones: 150 SW Wingate Street
   City: Lake City State: Florida Zip: 32055 and 32024
   Telephone: (352) 333-3233 Fax: (___) Email: matt@conceptcompanies.net

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***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: Applicant has a contract to purchase the subject property.
   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_____
   Variance:□Yes _____ ■No _____
   Variance Application No. V_____
   Special Exception: □Yes _____ ■No_____
   Special Exception Application No. SE_____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.

2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).

3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.

4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:

   a. 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.
   b. The existing land use pattern.
   c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
   d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
   e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
   f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
   g. Whether the proposed change will adversely influence living conditions in the neighborhood.
   h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
   i. Whether the proposed change will create a drainage problem.
   j. Whether the proposed change will seriously reduce light and air to adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

p. 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:

    i. The need and justification for the change.
    ii. 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.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is $1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. 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.

A total of fourteen (14) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE 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.

Matthew D. Cason

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

January 26, 2017

Date

Detail by Entity Name

Florida Profit Corporation
CONCEPT DEVELOPMENT, INC.

Filing Information

Document Number	P14000075273
FEI/EIN Number	80-0466760
Date Filed	09/04/2014
Effective Date	07/08/2009
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	09/04/2014
Event Effective Date	NONE

Principal Address

3917 NW 97TH BLVD.
GAINESVILLE, FL 32606

Mailing Address

3917 NW 97TH BLVD.
GAINESVILLE, FL 32606

Registered Agent Name & Address

BRANT, ABRAHAM, REITER, MCCORMICK, ET. AL.
50 NORTH LAURA STREET
SUITE 2750
JACKSONVILLE, FL 32202

Officer/Director Detail

Name & Address

Title President

CRAWFORD, BRIAN S
3917 NW 97TH BLVD.
GAINESVILLE, FL 32606

Title VP

Cason, Matthew D
3917 NW 97TH BLVD.
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2015	02/06/2015
2016	04/22/2016

Document Images

04/22/2016 -- ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
09/04/2014 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit "A"
Depiction of the Property

Buyer (_____) (_____) and Seller (_____)(_____)

Exhibit "A"
Depiction of the Property

Brushy Creek Asset Holding Company

Buyer (_____) (_____) and Seller (_____)(_____)

CONCEPT DEVELOPMENT

To: Brandon Stubbs, County Planner

From: Brian A. Block, Esq., Development Counsel

Date: January 30, 2017

RE: Concurrency Impact Analysis

The concurrency impact analysis has been performed for the proposed development scenario of a 10,000 sq. ft. free-standing variety store establishment. The 10,000 sq. ft. maximum development potential is consistent with the Comprehensive Plan Text Amendment recently approved by Columbia County that limits development within the Neighborhood Commercial district to a maximum of 10,000 sq. ft.

For analysis purposes ITE code 814, Variety Store, was used in the calculation tables below. The Trip Generation Manual, 9th Edition, defines a variety store as a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores." Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers.

Table 1 below identifies the roadway segment that will be impacted by the proposed rezoning application. This roadway segment is monitored in the County's Concurrency Monitoring Report. The March 2016 version of the Concurrency Monitoring Report is used for the calculations in this memo. The proposed non-residential use will not impact County Schools or Recreation LOS.

Table 1: Affected Roadway Segment

Roadway Segment	Segment Description
S.R. 47 (57, 41)	SR 47 from CR 240 to I-75

*Per Columbia County's Concurrency Monitoring Report (March 2016)

Table 2A: Proposed Potential Trip Generation Calculation

ITE Code	ITE Use	ADT Multiplier*	PM Peak Multiplier*	Total Floor Area**	Total ADT	Total PM Peak
814	Variety Store	64.03	6.99	10.00	640.30	69.90

* ITE Trip Generation Manual, 9th Ed.

**Per thousand square feet (i.e. 10,000 sq ft / 1,000 = 10.00)

Table 2B: Potential Impacts

Peak Hour*	
Traffic System Category	**S.R. 47**
Maximum Service Volume	1,350
Existing Traffic	703
Reserved Trips	0
Available Capacity	647
Projected Trip Generation	70
Available Capacity with CN Approval	577

Table 2C: Potential Impacts

AADT*	
Traffic System Category	**S.R. 47**
Maximum Service Volume	14,200
Existing Traffic	7,400
Reserved Trips	0
Available Capacity	6,800
Projected Trip Generation	640
Available Capacity with CN Approval	6,160

*Per Columbia County's Concurrency Monitoring Report (March 2016)

Conclusion: One hundred percent of the trips are applied to State Road 47. As shown in Tables 2B and 2C, there is sufficient capacity to handle the potential additional trips created by the proposed rezoning. The proposed application will not cause a failure in the adopted LOS for this impacted roadway segment.

Table 3: Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Retail	15.00	100.00	1500.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Conclusion: Potable water service is not available to the proposed rezoning site. Water demand will be met by an on-site well. Therefore, the proposed rezoning will not impact the County's adopted LOS for potable water.

Table 4: Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Retail	15.00	100.00	1500.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Conclusion: Table 4 was calculated using the multiplier from Ch. 64E.6008 of the F.A.C. The calculation was completed for analysis purposes but there is no net impact or impact as the site will be receiving its water via private well water and therefor no need for county water or sewer services.

Table 5A: Solid Waste Demand

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Retail	5.50	10.00	55.00

*Per thousand square feet (i.e. 10,000 sq ft / 1,000 = 10.00)

Table 5B: Solid Waste Capacity

System Category	Lbs per Day
Existing Demand	37,916.00
Reserved Capacity	729.79
Total average solid waste disposal for the facility[2]	50-Year Capacity

* Per Columbia County's Concurrency Monitoring Report (March 2016)

Conclusion: The demand generated by the proposed 10,000 sq. ft. retail location will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed CN Rezoning.

L:\2016\16-0166\Planning\Application\RZ\MEMO_160805_Rezoning_Concurrency Impact Analysis.docx

To: Brandon Stubbs, County Planner
From: Brian A. Block, Esq., Development Counsel
Date: January 30, 2017
RE: Analysis of Section 16.2 of the Land Development Regulations Requirements

As required with the rezoning application, a Consistency Analysis of Section 16.2 of the Land Development Regulations is detailed below.

a) *Conformance with the County's Comprehensive Plan*

The proposed rezoning and subsequent development is consistent with the criteria for development within the Neighborhood Commercial (CN) district defined by Columbia County Future Land Use Element Policy I.3.3:

FLUE Policy I.3.3

The county shall continue to have a neighborhood commercial district to provide small scale retail service establishments which will serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the county. Neighborhood commercial activities are not shown on the future land use plan map; rather these commercial activities should be accommodated throughout the county as market forces determine the need, according to the following criteria.

1. Neighborhood commercial uses are intended to be oriented to and compatible with the area to be served. Such uses shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers, financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of .25 floor area ratio;

The proposed rezoning will allow a general retail store which will be oriented towards meeting the daily retail needs of the surrounding rural community. The 10,000 sq. ft. limit on the size will ensure compatibility with the surrounding rural area. The proposed general retail store is a permitted use by Special Exception within the CN zoning district.

2. Neighborhood commercial uses shall be located at the intersection of an arterial or collector road with any other road;

The project site is located at the intersection of S.R. 47 (which is classified as a Minor Arterial in the Columbia County Comprehensive Plan Transportation Element Policy II.1.1), and C.R. 240.

3. Floor area for each individual outlet or establishment shall not exceed ~~5,000~~ 10,000 square feet;

The proposed general retail store will be less than 10,000 sq. ft. This is consistent with an approved Comprehensive Plan Text amendment by Columbia County.

4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage;

The site development plan for the proposed general retail store permitted by the CN zoning district will demonstrate consistency with this requirement.

5. Neighborhood commercial uses shall be limited to an intensity of .25 floor area ratio; and

The proposed rezoning site is ±2.5 acres in size. A maximum 10,000 sq. ft. general retail store will result in a 0.09 F.A.R.

6. Neighborhood commercial uses shall be required to provide a landscaped buffer of not less than 20 feet in width, where such uses abut residential or agricultural land use classifications.

The site development plan for the proposed general retail store permitted by the CN zoning district will demonstrate consistency with this requirement.

b) Existing Land Use Pattern

The existing land use pattern is Agriculture, with this rezoning application changing the zoning classification on the ±2.5 acres site to Commercial, Neighborhood (CN). The existing land use pattern does not allow for any type of small scale retail uses. However, there is an existing day care facility at the southwest quadrant of this same intersection and two convenience stores north of Wingate on SR 47. The CN zoning district is intended to allow small-scale retail uses that meet the daily needs of the surrounding rural community. The proposed use will service a different need than the convenience stores for the surrounding area. With retail development

limited at 10,000 sq. ft., local development can occur while minimizing any impacts on maintaining the rural character of the area.

c) *Logical Development Pattern*

The proposed CN zoning district at the S.R. 47 / C.R. 240 intersection will allow for the County to meet the changing needs of the citizens but still maintain the rural feel of the area. The project location will be comprised of one general retail use. Its impact, in regards to traffic, demand for public facilities, etc. will be similar to the surrounding area and is not enough development to negatively impact the County's adopted LOS for these public facilities. The Commercial Neighborhood rezoning will provide the surrounding rural citizens with a local retail establishment that can provide household and grocery goods. Other non-residential uses are already present in this area. By mixing in light retail development and maintaining maximum square footage standards, the rural and agricultural land uses are retained while still serving the needs of the community.

d) *Development Impact*

The proposed development is for a general retail use, which will have no impact on schools or recreation facilities. Also, documented in the Concurrency Analysis memo, the site is going to have private well and septic so there is no impact on county sewer and water utilities. The Concurrency Analysis memo also demonstrates that there will be no negative impacts to the County's adopted LOS for impacted roadways or the solid waste system. All other requirements for Neighborhood Commercial districts remain in place to limit the development size, with a maximum 0.25 Floor Area Ratio. The lower Floor Area Ratio will help preserve the rural nature of the surrounding area.

e) *Incompatible with Adjacent Lands*

The proposed zoning change is different than the adjacent land uses, but there are other types of commercial development to the north of the site. The proposed change makes logical sense to promote sustainable, realistic growth while maintaining the rural fabric of the surrounding area. A retail store sized 10,000 sq. ft. provides an "economy of scale" for the businesses to create efficiencies in shipping, deliveries, and inventories in addition to providing better goods and services to the surrounding communities. The CN zoning district is permitted within the Agriculture FLU designation.

f) *Changing Conditions*

The changing conditions make the proposed amendment necessary as the proposed zoning meets the current and future needs of the surrounding community while keeping growth at a manageable level and maintaining the rural character of the area. By keeping the square footage within a smaller limit within the CN (Commercial Neighborhood) zone, the low-density development pattern is continued in the rural community. By developing a site

adjacent to SR 47, development can occur with minimal impact on the surrounding area.

g) *Adverse Effect on Local Character*

This size store provides an "economy of scale" for the businesses which creates efficiencies in shipping, deliveries, and inventories which in turn allows them to provide better goods and services to the surrounding communities. This project does not pose to adversely affect the living conditions of the neighborhood. The maximum size limitation, maximum F.A.R., and other criteria identified in Columbia County FLUE policy I.3.3. will ensure there is no adverse effect on the local character.

h) *Smart Growth*

The CN zoning district is intended to meet the daily retail needs of rural communities while preserving the rural nature and character of the area. Allowing for this mix of uses reduces the number of vehicle miles the residents must travel to meet these daily needs. This mix of uses, reduction of vehicle miles traveled, and preservation of local character demonstrates the core components of smart growth.

i) *Drainage Concerns*

The site has no identified wetlands. The site has Blanton fine sand, 0 to 5 percent slopes in Hydrologic Group A on the entire site. The site is surrounded by land uses that do not have any wetlands, except for a pond on the properties directly across from the site on SR 47. Additionally, the ±2.5 ac. site allows for sufficient area to meet the County's and Water Management District's stormwater requirements on the site.

j) *No Adverse Effect on the Environment*

A minimum 35-foot natural buffer shall be required from all wetlands, per Section 4.12.7 of Columbia County's Land Development Regulations. Any development will follow the required standards, in addition to a maximum building height of 35 feet within the CN (Commercial Neighborhood) zone. All minimum landscaping requirements will be met and maximum allowable lot coverage by all buildings is 40 percent, per Section 4.12.9 of Columbia County's Land Development Regulations. All of these requirements will ensure the lighting and noise impacts from the singular retail building will be minimal and similar to that of the surrounding uses to the north of the property site.

k) *No Adverse Effect on Property Values*

The proposed rezoning will not have an adverse effect on surrounding property values. The County's LDR development standards ensure that adequate buffers and building size limitations will maximize compatibility with surrounding properties. By allowing this project to move forward, it will allow for more of the surrounding citizens' needs to be met in close proximity and should limit the overall number of individual establishments that are necessary to meet their needs which will help preserve the overall rural nature of the area.

l) Preserve Agricultural Areas and Activities

The General retail store will not result in the loss of active agriculture. The subject properties currently have single family homes on them, and do not support any active agricultural activities.

m) Public Welfare Consideration over Special Privileges

The intent of the CN zoning district is to allow for limited non-residential uses that meet the daily needs of the surrounding rural communities. The CN zoning district is intended to enhance the public welfare of the surrounding community by simplifying the process for meeting these daily needs by reducing travel times and costs associated with obtaining these goods and services. The proposed project will satisfy the intent.

n) Site Feasibility

The site proposed for rezoning is adequate and compatible with other uses to the north. The intent for development is to provide a neighborhood sized retail establishment for the citizens to utilize without compromising the rural character of the area. This site is ideal for this type of development as there are other commercial uses further north on SR 47. All development standards and criteria can be satisfied on this site.

o) Within Scale

The site is within the needs of the neighborhood. A 10,000 sq. ft. development is consistent with the size and scale of rural developments, and can provide a selection of retail and grocery items locally to the rural community. The development criteria outlined in Columbia County Comprehensive Plan FLUE Policy I.3.3 provides additional measures to ensure compatibility with the scale and character of the surrounding community.

Inst:2003004429 Date:03/04/2003 Time:11:49
Doc Stamp-Deed : 490.00
DC,P.DeWitt Cason,Columbia County B:976 P:936

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of March, 2003, between WALTER B. SHERROD and MARTHA L. SHERROD, his wife, whose post office address is Route 14, Box 2409, Lake City, Florida 32024, Grantors, and MICHAEL MCCRANIE, AS TRUSTEE OF THE BRUSHY CREEK ASSET HOLDING TRUST, pursuant to a Declaration of Trust dated June 16, 1998, whose post office address is 746 West Duval Street, Lake City, Florida 32055, Grantee,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

Lot or Block 87 in Columbia City, according to the map of the survey of Columbia City, containing 1.00 acres, more or less. Less right of way previously dedicated. Also, that portion of the East ½ of Bush Street, and of South ½ of Reynolds Street, which are adjacent to said Block 87.

SUBJECT TO: Taxes for 2003 and subsequent years; restrictions and easements of record; easements shown by the plat of said property; and existing mortgage indebtedness in favor of CNB National Bank dated October 1, 1999, recorded at Official Record Book 889, Page 1358, public records of Columbia County, Florida, which Mortgage the Grantee expressly assumes and agrees to pay.

Tax Parcel No. R03549-000

And said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Charles B Brown III

Print Name: Michelle Vaughn
Witnesses as to Grantors

Walter B. Sherrod
WALTER B. SHERROD

Martha L. Sherrod
MARTHA L. SHERROD

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of March, 2003, by WALTER B. SHERROD and MARTHA L. SHERROD, his wife. They produced drivers licenses as identification.

Michelle Vaughn
Notary Public
My Commission Expires:

(Notarial Seal) Michelle Vaughn Commission # CC 956240 Expires Aug. 17, 2004 Bonded Thru Atlantic Bonding Co., Inc.

This Instrument Prepared By
EDDIE M. ANDERSON, P.A.
P. O Box 1179
Lake City, Florida 32056-1179

RETURN TO: ASSOCIATED LAND TITLE GROUP INC.

PREPARED BY: RICHARD M. FULTON, SR.
RT. 2 Box 740
LAKE CITY FL 32024

RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FL

95-07467 1995 JUN 15 PM 3:34

RECORDED
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY [illegible] D.C.

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 11th day of May 1995 , BETWEEN
RICHARD M. FULTON, SR. A SINGLE PERSON

whose post office address is: Rt. 2 Box 740
LAKE CITY FL 32024

of the County of COLUMBIA , State of FLORIDA , grantor, and

GLENN I. JONES, JR. AND HIS WIFE, CHRISTINA F. JONES
whose post office address is: 1950 Palm Circle
LAKE CITY FL 32055

of the County of COLUMBIA , State of FLORIDA , grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of TEN (10.00) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

BLOCK NO. 76, COLUMBIA CITY, FLORIDA, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST.

OR 0806 PG 1831

OFFICIAL RECORDS

DOCUMENTARY STAMP. NO
INTANGIBLE TAX
P. DeWITT CASON, CLERK OF COURTS, COLUMBIA COUNTY
BY [illegible] D.C.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Lisa D Franks

LISA D FRANKS
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Harlan E Mackham

HARLAN E MACKHAM
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Robert M Fulton Sr.

RICHARD M. FULTON, SR.

STATE OF FLORIDA COUNTY OF COLUMBIA

I HEREBY CERTIFY that on the day of May 11, 1995 before me personally appeared

RICHARD M. FULTON, SR. A SINGLE PERSON

who is personally known to me or who has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

☐ To me personally known ☐ Identified by Driver's License

My Commission Expires: _____

Commission No.: _____

Lisa D Franks
Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF FLORIDA NOTARY PUBLIC
LISA D. FRANKS
My Comm Exp. 2/23/99
Bonded By Service Ins
No. CC441471

[ ] Personally Known [✓] Other I.D.

OR 0806 PG 1832

OFFICIAL RECORDS

LEGAL DESCRIPTION FOR REZONING APPLICATION:

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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 1992 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 TO THE POINT OF BEGINNING.

PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):	**Owner Mailing Address:**
Glenn I. Jones, Jr. and Christina F. Jones	150 SW WINGATE ST LAKE CITY, FL 32024
	Owner Phone:

Property County: Columbia

Parcel ID(s): 10-5S-16-03551-000

Acreage: 1.0 ±	**S:** 10	**T:** 5S	**R:** 16E

Agent Information:
Concept Development, Inc. and
Concept Construction of North Florida, Inc.
3917 NW 97th Blvd. Gainesville, FL 32606
(352) 333-3233

Requested Action: Authorization to design, and submit documentation, forms and plans as required (e.g. Applications and Permits from the County, City, Water Management District, FDOT, FWC, FDEP, etc.) and on site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents and their hired consultants to act on my behalf for the purposes of any and all applications and securing the above requested actions.

X: _____
Printed Name: Glenn I. Jones, Jr.

Date:

X: Christina F. Jones
Printed Name: Christina F. Jones

Date:

STATE OF **FLORIDA**
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 26 day of October 2016, by Glenn I. Jones, Jr. and Christina F. Jones, who are personally known to me, or have produced a Florida Driver's License as identification.

Signature of Notary Public

MATTHEW D. CASON
MY COMMISSION # FF 206326
EXPIRES: March 4, 2019
Bonded Thru Notary Public Underwriters

notary seal

PROPERTY OWNER AFFIDAVIT

Property Owner Name(s):	**Owner Mailing Address:**
Brushy Creek Asset Holding Trust	295 NW COMMONS LP STE 115-336 LAKE CITY, FL 32055
	Owner Phone:

Property County: Columbia

Parcel ID(s): 10-5S-16-03549-000

Acreage: 1.0 ±	**S:** 10	**T:** 5S	**R:** 16E

Agent Information:
Concept Development, Inc. and
Concept Construction of North Florida, Inc.
3917 NW 97th Blvd. Gainesville, FL 32606
(352) 333-3233

Requested Action: Authorization to design, and submit documentation, forms and plans as required (e.g. Applications and Permits from the County, City, Water Management District, FDOT, FWC, FDEP, etc.) and on site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents and their hired consultants to act on my behalf for the purposes of any and all applications and securing the above requested actions.

X: Michael Julian McGuire, as Trustee
Printed Name: Michael Julian McGuire as Trustee of Brushy Creek Asset Holding Trust.
Date: 10-24-2016

X: _____
Printed Name:
Date:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 24 day of Oct, 2016, by _____, who is personally known to me, or has produced a Florida Driver's License as identification.

Signature of Notary Public

GEORGE P MORSE
Notary Public State of Florida
My Comm Expires Sep 27, 2017
Commission # FF 041765
notary seal

Ronnie Brannon, Tax Collector

Proudly Serving The People of Columbia County

Site Provided by... governmax.com

Tax Record

print

Last Update: 1/26/2017 2:33:23 PM EST

Register for eBill

Details
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

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Local Business Tax
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County Login
Home

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
R03549-000	REAL ESTATE	2016

Mailing Address
BRUSHY CREEK ASSET HOLDING TRUST
295 NW COMMONS LP STE 115-336
LAKE CITY FL 32055

Property Address
6171 COUNTY ROAD 240 SW LAKE CITY

GEO Number
105S16-03549-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	003	

Legal Description (click for full description)

10-5S-16 0100/0100 1.00 Acres BLOCK 87 IN COLUMBIA CITY ORB 663-595, 763-1360, 976-936.

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	78,925	0	$78,925	$632.58

R03551-000 REAL ESTATE 2016

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions
Tax Search
Local Business Tax
Contact Us
County Login
Home

Mailing Address
JONES GLENN I JR & CHRISTINA F
150 SW WINGATE ST
LAKE CITY FL 32024

Property Address
150 WINGATE SW LAKE CITY

GEO Number
105S16-03551-000

Exempt Amount
See Below

Taxable Value
See Below

Exemption Detail	Millage Code	Escrow Code
HX 25000	003	651

Legal Description (click for full description)
10-5S-16 0100/0100 1.00 Acres BLOCK 76 COLUMBIA CITY ORB 745-1999, 779-1142, 806-1931

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	46,269	25,000	$21,269	$170.47
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	46,269	25,000	$21,269	$15.91
LOCAL	4.5040	46,269	25,000	$21,269	$95.80
CAPITAL OUTLAY	1.5000	46,269	25,000	$21,269	$31.90
SUWANNEE RIVER WATER MGT DIST	0.4093	46,269	25,000	$21,269	$8.71
LAKE SHORE HOSPITAL AUTHORITY	0.9620	46,269	25,000	$21,269	$20.46

Total Millage 16.1383 **Total Taxes** $343.25

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$183.32
GGAR	SOLID WASTE - ANNUAL	$193.00

Total Assessments $376.32

Taxes & Assessments $719.57

If Paid By **Amount Due**
$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2016	PAYMENT	9972780.0001	2016	$690.79

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

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BOUNDARY SURVEY

LOCATED IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

DESCRIPTION: (BY SURVEYOR)

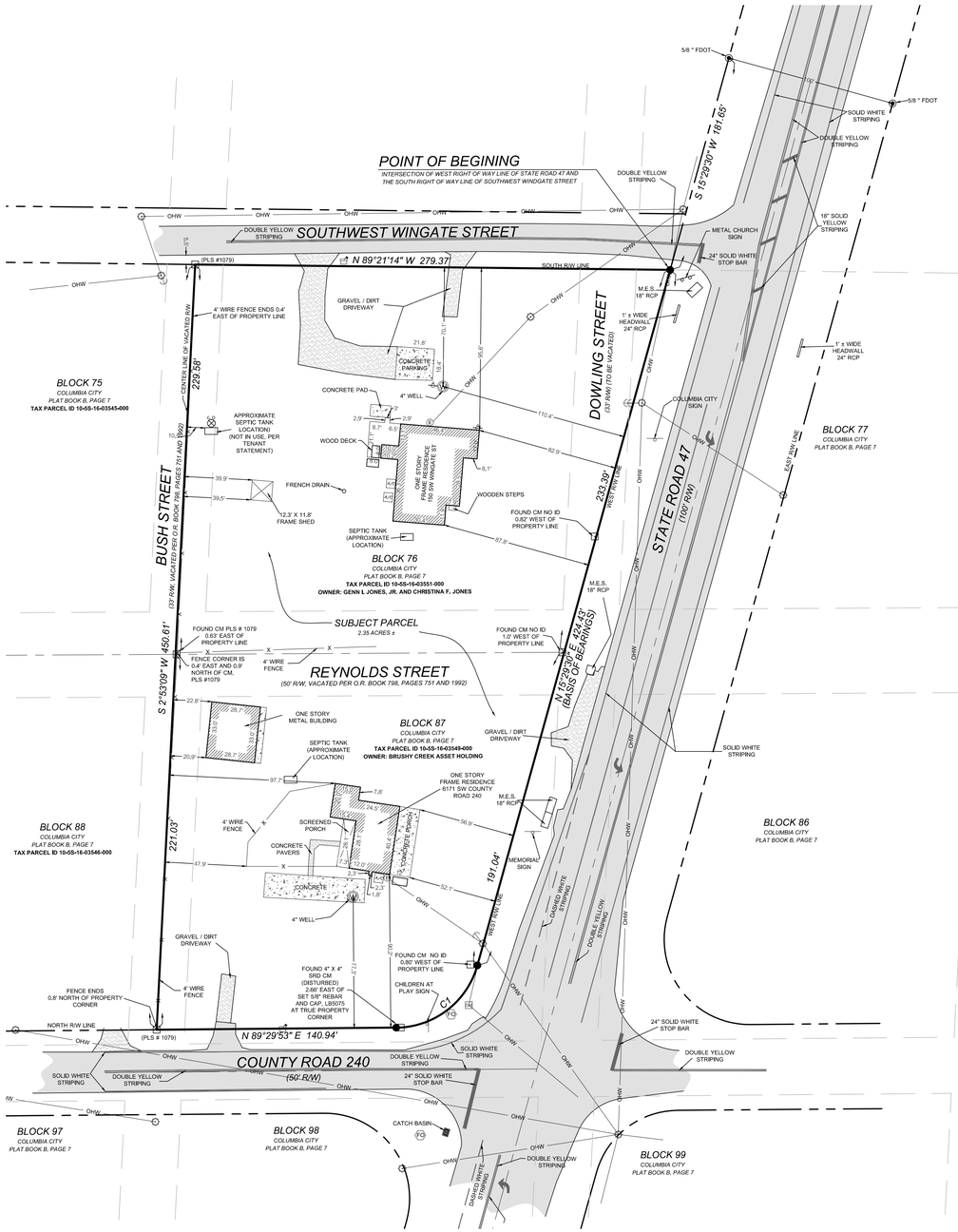
A PORTION OF LOTS OR BLOCKS 76, 77 AND 87, ALONG WITH THOSE VACATED PORTIONS OF BUSH STREET AND REYNOLDS STREET ADJACENT TO LOTS OR BLOCKS 76 AND 87, ALONG WITH THAT PORTION OF DOWLING STREET ADJACENT TO LOTS OR BLOCKS 76 AND 77, ALL BEING A PART OF THE MAP OF THE SURVEY OF COLUMBIA CITY, AS RECORDED 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 1992 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 TO THE POINT OF BEGINNING.

CONTAINING 2.35 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 15°29'30" EAST FOR THE WEST RIGHT OF WAY LINE OF STATE ROAD 47. SAID BEARING IS IDENTICAL WITH STATE OF FLORIDA STATE ROAD DEPARTMENT SECTION 2902 MAP.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.



N

GRAPHIC SCALE
0 20 40 80

LEGEND:

- AC = AIR CONDITIONER
- CB = CATCH BASIN
- CO = CLEANOUT
- E = ELECTRIC METER
- FO = FIBER OPTIC LINE MARKER
- GA = GUY ANCHOR
- MB = MAILBOX
- SIGN WITH ONE POLE
- SIGN WITH TWO POLES
- SM = SIGNAL MAST
- SP = SPIGOT
- W = WELL
- WPP = WOODEN POWER POLE
- = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
- = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = FOUND IRON ROD (SIZE AND MARKED AS NOTED)

CM = CONCRETE MONUMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
ID = IDENTIFICATION
M.E.S. = MITERED END SECTION
PLS = PROFESSIONAL LAND SURVEYOR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
SRD = STATE ROAD DEPARTMENT

- OHW = OVERHEAD WIRE
- X = FENCE (SIZE AND TYPE AS NOTED)
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = DIRT / GRAVEL SURFACE
- = CONCRETE PAVERS
- = DIRECTIONAL TURN ARROWS

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	64.58'	50.00'	74°00'23"	37.68'	60.19'	N 52°29'42" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12023C0379C, EFFECTIVE DATE: FEBRUARY 4, 2009.

CHW
Professional Consultants
1532 NW 76th Drive
Gainesville, Florida 32653
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

SCALE: 1" = 40'
VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING
0 1"
IF NOT, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
CONCEPT DEVELOPMENT, INC.
CONCEPT CONSTRUCTION OF NORTH FLORIDA, INC.
THOMAS R. BON
FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEY DATE: 2/11/2017
REVISION DATE:
PROJECT NUMBER: 16-0669

TECHNICIAN: KM
USER CHIEF: MF
CHECKED BY: TRB
FIELD BOOK & PAGE: 5243-8

SHEET NO.: 1 OF 1

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THOMAS R. BON
Professional Surveyor & Mapper Fla. License No. 6547

Tech: tommyb Plot Date: Feb 24,2017 9:41am Filename: L:\2016\16-0669\Survey\DWG\16-0669 20 Columbia City - MTS Boundary.dwg

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. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

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

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 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 DEVLOPMENT ("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

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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°4617 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°1945 East, and a chord distance of 127.95 feet;

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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.

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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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 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 1992 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

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A DISTANCE OF 424.43 FEET TO THE POINT OF BEGINNING.

Containing 2.35 acres, more or less.

Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road

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" 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.

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

LEGALS

The public hearing 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 hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.
At the aforementioned public hearing, all interested parties may appear to be heard with respect to the variance.
Copies of the variance 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.

333757
April 14, 2017

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS
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 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 DEVLOPMENT ("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°4617 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°1945 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.
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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 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 1992 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 TO THE POINT OF BEGINNING.
Containing 2.35 acres, more or less.
Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance 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" 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.
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333726
April 14, 2017

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pay based on experience.
Please call 386-365-2534 to set up an interview.

WAREHOUSE WORKER
Full ti position availabl at Nett s Sausage. Apply in person betw n 9 am and 4 pm at 190 SW C unty Road 240.

Well drilling assistan wanted. alid DL, CDL preferred, must pass dr a bk c ck. ust h e f xible schedule. Competit e pay, benefit includ IR & health ins. Apply 904 NW M n Blvd, Lake City.

315-MEDICAL

Avalon Healthcare is seeking professional Nursing Staff & CNAs, and offering **$10.35** starting pay for CNAs who qualify. All candidates must pass a drug screen and background check, as well as possess an active certification. Please apply in person @ Avalon Healthcare, 1270 SW Main Blvd. Lake City, FL

405-YARD SALES

PUBLISHE S NOTE
All Yard ale Ads
Must be Pre-Paid.

445-MISCELLANEOUS FOR SALE

Dryer white, good
condition $75
386-965-6767 or 678-617-5560

Electric Stove
white, works great $75
386-965-6767 or 678-617-5560

Portable arage w/metal sidi g 12x24 w/rolled top door & standard side door. Like new. $3500 Ca 386-288-5838

Washer
white, works great $100
386-965-6767 or 678-617-5560

535-BOATS/MARINE

22 foot Misty Harbor Pontoon boat. Very good condition. Low hour 90 HP Yamaha engine. Trinity Duel Axle trailer. Priced over $2,000 below Nada Boat Guide pricing. You will be pleased with the appearance. $19,900. Call Roger 605-310-6232 / 386-487-3952.

605-PETS & ANIMALS FOR SALE

PUBLISHE S NOTE
Florida aw 828.29 r quires dogs and cats being sold to be at least weeks old and have a health ertifi e from a li- en ed v erinarian documenting they have mandatory shots and are f ee from intestinal and external parasite Many ies f wild fe must be li- en ed by Flor da ish an Wi ife. If you are unsure, contact the local office for information.

705-HOMES FOR RENT

3/2 new c nstruction, lease option. No ets. 1st, last + $800 sec, $1 0/mo South of town C edit r 's req'd 386-397-5425

Lg 2br/ a, DR, up ated kit, C , by VA, $725 mo 6/mo l ase w/ c dep 813-784-6017

Lg 4+BR/3.5 BA, 2 car garage, quiet, dogs ok, $1175/mo
240-274-9368

710-APARTMENTS FOR RENT

2BR/1BA, kit/dinette area, CH/A, 1 car garage, W/D hook up, new carpet. $580/mo, 1 mo sec. No pets. 386-961-8075

3BR's as low as $699/mo
Windsong Apartments
We offer 1, 2, & 3 BR's
2580 SW W ndsong Circle
386-758- 55
All amen ies included!

Starting at $545/mo, tile floors, fresh pa nt. reat Area. ll (386)752-9626

740-COMMERCIAL FOR RENT

Office space, wareho space an storage units available. P ME LO ATION just of US-9 386-752-1444

805-HOMES FOR SALE

PU LISHE S NOTE
All real state advertising in this newspape is subject to the fair housing a t which makes it illegal to adve is "any pr erence, l itati , or disc mi ation bas on race, color, religion, se disability, familial status or n ional origin; or any intention o make su pr erence, l itati or dis mination." Familia status includes children under the age of 18 living with parents or legal custodians, pregnant women a peop e securing custody of children und the age of 18. This newspape will no kn ingly accept any adv tis ng for rea es te w ich is in viola io of the l w. ur readers are hereby informe that al dwelling advertis in this ne paper are avai abl on an equal - po nity basis. To complain of discrimination call HUD toll free at 1-800- 69-9777, the toll free telephon number to the hearing impa ed is 1-800-927-9275.

810-LAND & LOTS FOR SALE

1/2 to 1 acre lots; owner financin some with w/s/pp
Deas Bul ard/BKL Properties
386-752- 39 www.landnfl.com

---

4 plus acres in White Springs city limits, sewer & water on property. 386-984-0215

---

5 acre lot. Lake City, beautifully cleared homesite Owner Financ ng! NO DOWN $39,900. $410/mo 352-215-1018.
www.LandO nerFinancing.com

I'd Like To Tell Everyone
MY BIG NEWS
• Birthday
• Anniversary
• Memorial
Call 755-5440
Lake City Reporter

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

Posted 4-12-17 BMS

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 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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 1992 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 TO THE POINT OF BEGINNING.

Containing 2.35 acres, more or less.

Tax Parcel Numbers 10-5s-16-03551-000 & 10-5s-16-03546-000

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

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: Z0573 Z0574
NOTICE OF ENACTMENT OF OR

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):

05/05/2017

Affiant

Sworn to and subscribed before me this 5th day of May, 2017

Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 132405
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

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 18, 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 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 reads, as follows:

ORDINANCE NO. 2017-7

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0573, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2017-8

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0574, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RURAL RESIDENTIAL ("RR") AND RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OF CERTAIN LANDS 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 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.

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.

339046
May 5, 2017

MOST ADS LESS THAN $5.00 PER DAY

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ADVANTAGE

ADvantage of the Take ADvantage of the Reporter ClassifiedsReporter Classifieds

755-5440

General Information

Advertising copy is subject to approval by the Publisher who reser es the right to edit, reject, or classify all advertisements under appropriate headings. Copy should be check should be checked for errors by the advertiser on the first day of publication. Credit for published errors will be allo will be a f 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 >Placing An A

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 categories will require prepayment. Our office is located at 180 East Duval Street. You can also fax or email y fax or email your ad copy to the Reporter. FAX: 386-752-9400 copy to the Classified Department. EMAIL: classifieds@lakecityreporter.com

Ad to Appear:	Call by:	Email by:
Tuesday	Mon., 10 a.m.	Mon., 9 a.m.
Wednesda	Tues., 10 a.m.	Tues., 9 a.m.
Thursday	ed., 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 char 755- only the charge for the ad space in error. Please call 5440 5440 immediately for prompt correction and billing adjustments.immediat

Cancellations: Normal advertising deadlines apply for cancellation. **Billing Inquiries:Billing Inquiries:** Call 755-5440. Should further information be required regarding payments or credit limits, your call will be transferred to the accounting department.

GARAGE SALE $17.50 SALE 4 LINES • 3 • DAYS Includes 2 SignsIncludes 2 Signs Each additional line $1.65Each additional line $1.65Each additional line $1.65

LEGALS

IN THE CIR IT COURT FOR OLUMBIA COUNTY, ORIDA
PROBATE DI SION
FILE NUMBE 16-CP-192
N RE: ST E OF DOROTHY J. ARRINGTON, Deceased.
NOTICE TO CREDITORS

The administration of the estate f Decede , DOROTHY HARRI GTON whose a of ath as June 15, 2016 is pendin in he Circuit Court for Columbia County, Florida, Proate ivi on, e addres of which i 17 NE Hernando Avenue, Lake ity, Florida 32055. The name a d address f he P sonal R presenta e and the P rsonal epresent ve's attorney ar set forth below.

ll red ors of ecede and other pers s having claims or demands a inst D cedent's estate on whom a copy of this notice is r quired to be served ust file thei cla s i this cour WITH THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIR PUBLICATION F HIS NOTI OR 30 DA AFTE THE DATE OF RVIC O A COP OF IS N IC ON THEM.

All other editors of Decedent and other per ns ving cl s or demands a inst D cedent's estate m file thei cl ms w this cou t WI N 3 ONTHS A TER TH DATE OF THE FIRST PUB ICATIO F HIS OTICE.

AL CLAI NO FILED WITHIN THE TIME ERIODS SE FORTH IN SECTI 733.702 O THE F RI PR BATE C E WILL BE REVER BARRED.

NOTWITHSTANDING HE TIME PERI S SE FORTH ABOVE, AN CLAIM FIL TWO 2) YEARS OR MORE FTE THE DECEDENT' DATE OF DE H IS BARRED.

The date of first publication of this notic is April 28, 2017.

Personal R presentative:
/s/ SHIRLE NELSON
14908 Sout est 92nd Way
Lake Butler Florida 32054
Attorneys or ers al R prese ative:
DARBY PEELE & GREEN, PLLC
By: / / RACHEL E. CHEEK
Florida Ba No. 0124959
BONNIE S. G EEN
Florida Ba No. 0107085
285 ortheast ernando venue
Lake City, Florida 32056
Telephone: (386) 752-4120
Facsimile: 386) 755-4569
Primary em il:
bonniegreen darbypeele.com
Secondary email: d oresbr nen@darbypeele.com

337213
Ap l 28, 2017
May 5, 2017

IN THE CIRCUIT COURT FOR OLUMBIA COUNTY, ORIDA
PROBATE DI SION
File No. 2017-96 CP
IN RE: ES TE OF Geraldine M Fields, Deceased.
OTICE TO CREDITORS

The administration of the estate f eral ne . Fields d ceased w e at of death as April 6, 2017, is pending in he ircui urt o Colum a unty, Florida, P obate D vision the addr s o which is 173 N H nando venue, ke City, Florida 32055. The ames and addre es f he ers al r presentative and the personal r presentative's attorney are se forth below.

All credi ors of he ed t d other per ns ving cl s or demands a inst decedent's state on whom a py of th notice is required to be served m st file their claims ith this cou WIT IN T LATE OF 3 ONTHS AFTER HE TIME OF THE RST PU ICATIO F HIS OTICE OR 30 DAY AFTER THE DATE OF SERVICE OF A COPY OF HIS NOTI O THEM.

All other editors of the decedent and other persons having claims or demands a inst d edent's state must file their claims wit this court WITHIN 3 ONTHS AFTER THE DATE OF FIR PUBLICATION OF THIS NO ICE.

ALL LAIM NO FILED WITHIN THE TIME ERIODS SE FORTH IN SECTI 733.702 O THE F RI PR BATE C E WILL BE REVER BARRED.

NOTWITHSTANDING HE TIME PERI S SE FORTH ABOVE, AN CLAIM FIL TWO 2) YEARS OR MORE FTE THE DECEDENT' DATE OF DE H IS BARRED.

The date of first publication of this notic is May 5, 2017.

Personal R presentative:
Joseph Mic ael Fields
431 Neptune Drive NE
Palm Bay, F orida 32907
ttorney or ersonal R prese ative:
William B. Brannon, Jr.
E-Mail Add ess:
bill.brann 68@gmail.com
Florida Ba No. 327484
934 NE Lak DeSoto Circle
Lake City, Florida 32055
Telephone: 386) 755-3456

339958
Ma 5, 12, 2017

IN THE CIRCUIT COURT FOR OLUMBIA COUNTY, ORIDA
PROBATE DI SION
File No. 2017-29-CP
Division P obate
N RE: ESTAT OF VIVIAN LA JACKS
Deceased.
OTICE TO CREDITORS

The administration of the estate of ivian L ne Jackson, deceased w e at of death as Novem r 29, 2016, is pendin in he Circuit Court for Columbia County, Florida, Proate ivi on, e addres of which i 17 NE Hernando Avenue, Lake ity, Florida 32055. he ame and addres es f the per on representative and he personal epresent ve's attorney are set forth below. All creditors of he de edent and other pers s having claims or demands a nst decedent's estate on whom a copy of this notice is r quired to be served ust file thei cla s i this cour ON OR BEFOR LATE OF 3 ONTHS AFTER HE TIME OF THE RST PU ICATIO F HIS - ICE OR 30 DAY AFTER THE DATE OF SERVICE OF A COPY OF HIS NOTI O THEM. l o her creditors of the decedent and other per ns having l s or demands against de edent's estate must file thei cla s i this cour WIT N 3 ONTHS A TER TH DATE OF THE FIRST PUB ICATIO F HIS OTICE. ALL CLAIMS NOT FILED ITHIN HE TIME ERIODS SE FORTH IN FLORID S ATUTES SECTION 733.702 WILL BE FO VER BARRED. NOTWITHSTANDING HE TIME PERI S SE FORTH ABOVE, AN CLAIM FIL TWO 2) YEARS OR MORE FTE THE DECEDENT' DATE OF DE H IS BARRED.

The ate of irst pu icati of this n tic is: April 28, 2017.

Personal R presentative:
/s/ Robert Rutledge
155 SW Lan lot Glen
Lake City, Florida 32024
Attorney for ersonal R prese ative:
/s/ John J. Kendron
Florida Bar Number: 0306850
Robinson, Kennon & Kendron P.A.
582 W st D al Street
PO Box 1178
Lake City, Florida 32056-1178
Telephone: 386) 755-1334
Fax: (386) 55-1336
E-Mail: jjk@rkkattorneys.com
Secondary E-Mail:
mad@rkkatt rneys.com

337643
Ap l 28, 2017
May 5, 2017

NOTICE OF ENACTMENT OF ORDINANC BY THE OAR OF COUN COMMI IONE OF COLUMBIA COUNTY, FLORIDA

NOTICE I HERE G VEN t t the ordinances, which titles hereinaf r appear, will be considered or ena men by the oa Coun Commissi - ers of Col bia County, loria, at publ hearings on May 18, 201 at 5:30 p. , or as on th eafte as the atters can be ear i the chool ard A inist tive Complex ocated at 372 est Du l St eet, Lake Ci , orida. Copies of said ordinances may be inspec ed by any member of the pub ic a the ffice o the Coun y M nager, County Administra ve Offices ocated at 135 or eas Hernando Aven La City, Florida, during regular siness hours. On the date, ti and place first above mentioned, all int est person may appear and be heard with respect to the ordinances. The tit sai or nance reads, a follows:

ORDINANCE NO. 2017-10

AN ORDI NC OF COLU IA COUNTY, LORI- , AMENDING ORDINANC NO. 98- E CO MBIA COUNTY L ND DE LOPMENT RE LATI S, AS AMEN D; RELATING TO AN AMENDMEN TO THE TE O HE CO UMBIA COUNTY LAND DEVE OPMENT REGULATIONS, PURSUANT TO AN APPLICATI N, LDR 17-02, BY BOARD OF COUN COMMI IONE ; AMENDING SECTION 4.12.2, ENTITLED "PERMITT PRINCIPAL USES AN ST CTUR "; AMENDING SECTION .13.2, ENTITLED "PERMITT PRINCIPA USES AN STRUCTUR "; AMENDING SECTION 4.14.2, ENTITLED "PERMITT PRINCIPAL USES AN ST CTUR "; AMENDING SECTION .15.2, ENTITLED "PERMITT PRINCIPA USES AN STRUCTUR "; AMENDING SECTION 4.16.2, ENTITLED "PERMITT PRINCIPAL USES AN ST CTUR "; AMENDING SECTION .17.2, ENTITLED "PERMITT PRINCIPA USES AN STRUCTUR "; AMENDING SECTION 14.13, ENTITLED "SITE AN DEVELOPM T PLAN APPROVAL AMEND- G SEC ION 4.13.2, ENTI- T D "P CEDURE"; AMENDING ECTION 14.13.4, ENTITLED "ISSUANC OF BUI NG PERMITS"; DELETING SEC ION 4.13.5, ENTITLED "S ITAR SEWER"; ELETING SECTION 4.13.6, ENTITLED "POTABLE WATE DE ETING SECTION 14.13.7, ENTITLED "DRAINAG ; DELETING SECTION 14.13.8, ENTITLED "SOLID WASTE"; DELETING SECTION 14.13.9, ENTITLED "RECREAT N"; CREATING A NEW SECT N 14.13.5, ENTITLED "C CURR CY"; AND, CRE ING A NEW SECTION 14. 3.6, ENTITLED "MINO SITE AN DEVELOPMENT PL APPROVAL" PROVIDIN SEVERABI TY; REPEALIN ALL ORD NANCES I CONF CT AND PR IDIN AN EFFE IV DATE.

T publ c hearings may be cont ue to one or more future date. A interested party shall be adv ed that th date me and place of any continuation of the publ hearings shall be announced during the public hearings and hat no further notice concerni the mat ers ill be publ he unless said continuation exceeds ix cal ndar weeks f om t da of the abov r erence public hearin s.

Al pers s are advised that, if they deci e to appeal any decisions mad at the public hearings, th will need a record of the proc edi s and, f suc pu ose, hey may need to ensure th a erbatim record of the proc edi s are ma , ch re rd includes the testimony and evidence upon which the appe is to be based.

In acco an with th Ame i- ns wit Disabilities Act, persons need ng a special accommodation or an inter ret r to part ip e in the proceedi should contact isa K. B. be s, at lea seven 7) day pr or t the dat of the hea ng. Ms. R ts ay be cont ted by telephone at (386) 758-1005 or by elecommunication D vice for Deaf at (386) 758-2139.

339056
y 5, 2017

NOTICE OF SHERIFF'S SALE

URSUANT TO RI OF ECUT N issued in the Co nt Co t f olumb unty, Florida, o the 1 h day of Apr 2017, in the cause wherein, M Healthcare Federal Credit U ion as Plaintiff, and arah Dow and ohn Dow, as fend t(Being as No. 16-91 CC, n aid our . Mark nt , A Sherif of Columb C nty, Florida, have his ay levi on ll he right, t tle a inte t o the D endant, arah Dow, in and o he low ng described personal property, to-wit:

1996 HIT 17 Ft. B EW T BOAT wit Merc y Engine V N# PIOCC077L596 AND 2008 AGI TILT BOAT TRAILER V # 1M5BA19138 43466

hall ffe this prop ty for sale June 6, 2017 at the lu ia C nty Detention Facility, 3 N.W. uin n A enue, Lake ity, State of Florida 32055, at the hour of 10:00 A.M., or s n thereafter as possible. I w l offer for sale all of the said de endant Sarah Dow , right, tit , n intere t in the or id personal property, at public a tion a will ell the same, sub ect t any and LL xes pr r i , en mbrances d judgm ts, f any t hig st and best bidder or CASH N HAND. The proceeds to e ap ie a far a m be o the payment of costs nd the tis ctio f the above descr bed Execution.

05/01/2017
MARK HUNTER As Sheriff
of Columbi County, Florida
Y: reg illiams, eputy Sh iff

339454
Ma 5, 12, 19, 26, 2017

NOTICE OF PUBL HEARIN CONC NING A SUBD SION VARIANCE AS PRO VI D FO IN THE CO MBIA COUNTY L ND DEVELOPM T REGULATIONS

B THE BOARD OF COUNTY COMMISSI NERS OF COLU IA COUNTY, LORI- , NOTI IS HEREBY GIVEN that p suant to the ol bia County Land D velpment R gulati s, as amen d, hereinaf r referred to as the La D elopm t Regulati s, as amen d, objec ons recommendations and comments oncerning the subdivision variance, as described below, ill b hear b the oa Coun Commissi - ers of Col bia County, lori- , at a ublic hearing on May 18, 201 at 5:30 p. , or as on th eafte as the atters can be ear i the chool ard A inist tive Complex ocated at 372 est Du l S eet, L ke City, Florida.

SV 17 01 a petition by Barbara E. Swan n, agent f Ro rt and B bara E. Swanson & Gordon P illip Swanson owner to request a subd s on variance be granted from t e dim nsio and design standa ds of Section 5.23.2 of the Land Dev opment Regulations to allow or a deviation from the three to ne lot length to width ratio. The var ance has bee filed in ccordance with a final plat sub tted as part of a petition fil March 20, 2017, to be located n property described, as follo :

PART OF SEC N 23, TOW HIP 3 SOUTH, RANGE 16 EAST CO UMBIA COUNT FLO DA, AND INCLUD- NG LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDI SION PE PLAT THEREOF RECORDED N PLAT BOOK 7, PAGES 10 102 OF THE PUBLIC RECO S OF COLUMBIA COUNTY, FLORIDA, MORE PA ICUL LY DESCRIBED AS FOLLO :

COMMENCE AT A CONR E MONUMENT MARKIN THE SE ORN F SEC N 3, TOW HIP 3 SOUT RANGE EAS C UMBIA COUNTY, LORI- , AND THENCE S 87 DE GREE 58 4"W., ALONG THE SOUTH L NE OF SAI - T 23, A DIST CE OF 273. EET TO A N- C E MO MENT, LS 4708, AND TH PO O BEGI NG OF THE HE N DESCRIBED ANDS; THENCE NTINUE S.87 DE EES 8'04"W. STILL ALONG SAID SOUTH LI , 81.06 FEET TO A CONCRETE MONUMENT , LS 4708 BE NG O THE OR HEAS RLY RIGHT- -WAY LINE OF A 60 FOOT WIDE PR ATE OAD KN N AS NW SECL ED GLEN, S D RI T-OF- AY BEING DEF NED BY A CURVE CONCAVE TO THE SW AND HA NG A RADIUS OF 296.58 FEET AN A CENTR ANGLE OF 6 DEGR S 2'04" D BEI S BTENDE BY A C RD HA ING A BEARIN OF .73 DE EES 6'00"W, AND A CHORD LE GTH O 187. F ET; T NCE NORTHWESTERLY ALONG T AR OF AID CURVE AN ARC DI ANCE OF 190. F ET TO A C NRETE MO MENT, LS 4708, MARKING THE PO OF TANG CY OF SAID CURVE; THENCE S.87 REES 7'58"W. STILL ALONG SAID RIGHT-OF AY LINE, 6 65 FE T TO A CONCRETE MONUMENT, S 4708 M RKING THE SW CORNER OF LOT 3 OF BLOCK A" OF "HICKORY RIDGE", SUBDI S N AS PER PLA T EREOF ECORDED N PLAT BOOK 7, PAGES 10 102 OF THE PUBLIC RECO S OF COLUMBIA COUNTY, LORIDA; THENCE DEGR S 06'50"W. ALONG T MONUMENT EAST LINE OF SAID LOT 3, A DISTANCE OF 384. EET TO A C NCRETE MONU- T, LS 4708 RKING HE SE CORN R LOT BLOC " OF AID "H KORY RIDGE"; THENCE 31 DE EES 13'02"E. ALONG E EA LI OF SAID OT 1, A DISTANCE OF 557.86 EET TO A N- CR E MO MENT LS 4708, ON THE MONUMENT SOUTHWES RLY RIGHT- -WAY L NE OF NW AK JE ERY AD AND MARKING THE NE CORN OF SAI LO 1; THE E 51 DEGREES 07'45'E. ALONG S D RI T-OF- AY LINE, 360.06 EET TO A N- C E MO MENT, LS 4708; THENCE S 00 DEGREES 3'29"E. 596.21 FEET TO THE POINT OF EGINNING.

Containi 7.14 acres, more or less.

Ta Par els 23-3s-16- 2272-053, 23- s-16-02272-202, & 23-3s- 6- 2272-204

The publ hearing may be continued to one r more fu re tes. Any i est party shall be advised that the date, time and place of any continuation of t e public hearing shall be announced during the public hearing and that no further notice concerni the mat r w ll be publi ed, unless said continuation exceeds six cal ndar weeks f om t da of the abov r erence public hearin .

At the af emen oned public aring, all interest parties ay appear o be hear w h respect t the variance.

Copies o the subdivision variance are vailable for public inspection at the Office the ou ty P nner, County Administrativ Offices located at 135 Northeas Hernando Avenue, Lake Cit Florida, during regular busi ss hours.

All pers ns are advised that if they deci e to appeal any decision made at the above referenced pu ic hearing, they will need a r cord of the proceedings, an that, for such purpose, they may need to ensure that a verbat m record the proceedings is made ich ord ncludes the test mony and evidence upon w ch e ap al i to be based.

In acco an with th Ame i- ns wit Disabilities Act, persons need ng a special accommodation or an inter ret r to part ip e in the proceedi should contact isa K. B. be s, at lea seven 7) day pr or t the dat of the hea ng. Ms. R ts ay be cont ted by telephone at (386) 758-1005 or by elecommunication D vice for Deaf at (386) 758-2139.

339051
y 5, 2 7

NOTICE OF ENACTMENT OF ORDINANC BY THE OAR OF COUN COMMI IONE OF COLUMBIA COUNTY, FLORIDA

NOTICE I HERE G VEN th t the rdinance, which titles hereinaf r appear, will be considered or ena men by the oa Coun Commissi - ers of Col bia County, loria, at publ hearings on May 18, 201 at 5:30 p. , or as on th eafte as the atters can be ear i the chool ard A inist tive Complex ocated at 372 est Du l St eet, Lake Ci , orida. Copies of said ordinances may be inspec ed by any member of the pub ic a the ffice o the Coun y M nager, County Administra ve Offices ocated at 135 or eas Hernando Aven La City, Florida, during regular business hours. On the date, ti and place first above mentioned, all int est person may appear and be heard with respect to the ordinances. The tit sai or nance reads, a follows:

ORDINANCE NO. 2017-7

AN ORDI NC OF COLU IA COUNTY, LORI- , AMENDING ORDINANC NO. 98 , CO UMBIA COUNTY LAND DE LOPM T REGULATI S, AS AMEN ; RELATING TO AN MEN EN OF LESS THAN TEN CON GUO ACRES O LAND TO THE OFF CIAL ZONING A LAS O THE OL MBIA COUNTY L ND DEVELOPM T REGULATIONS, S AMEN D, PURSU T TO AN APPLICATION, Z 0573 B THE RO ERTY OWNER OF SAID ACREAGE; PROVIDIN FOR REZ ING FROM AG CULT E-3 ("A-3" TO C MERCIAL, NEIGHBORHOOD "CN") F CER TA LAN WITHIN THE UNINCORPOR ED AREA O COL IA COUNTY, LORI- ; PROV ING SEVERABILITY; REPEALIN ALL ORD NANCES I CONF CT AND PR IDIN AN EFFE IV DATE.

ORDINANCE NO. 2017-8

AN ORDI NC OF COLU IA COUNTY, LORI- , AMENDING ORDINANC NO. 98 , CO UMBIA COUNTY LAND DE LOPM T REGULATI S, AS AMEN ; RELATING TO AN MEN EN OF MORE TH TE CO IGU ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COL BIA COUNTY ND DEVE OPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0574, BY THE PROPERTY OW ER O SAID AC AGE; PROVIDIN FOR REZONING FROM RU L RE IDENTI L ("RR") A D RES DENTI L, SINGLE FAMILY-2 (" F-2" TO PLAN D RESIDENTI L DEVELOPMENT (RD") F CERT N ANDS WI IN THE UNI CORPORAT AREA OF COLU IA COUNTY, LORI- ; PROV ING SEVERABILITY; REPEALIN ALL ORD NANCES I CONF CT AND PR IDIN AN EFFE IV DATE.

T publ c hearings may be cont ue to one or more future date. A interested party shall be adv ed that th date me and place of any continuation of the publ hearings shall be announced during the public hearings and hat no further notice concerni the mat ers ill be publ he unless said continuation exceeds ix cal ndar weeks f om t da of the abov r erence public hearin s.

Al pers s are advised that, if they deci e to appeal any decisions mad at the public hearings, th will need a record of the proc edi s and, f suc pu ose, hey may need to ensure th a erbatim record of the proc edi s are ma , ch re rd includes the testimony and evidence upon which the appe is to be based.

In acco an with th Ame i- ns wit Disabilities Act, persons need ng a special accommodation or an inter ret r to part ip e in the proceedi should contact isa K. B. be s, at lea seven 7) day pr or t the dat of the hea ng. Ms. R ts ay be cont ted by telephone at (386) 758-1005 or by elecommunication D vice for Deaf at (386) 758-2139.

339046
y 5, 2017

105-LOST AND FOUND

LOST COLLEG FRIEND
Looking for Mike Drew who at-ended Be y Col ge i Rome, G i 1966/67. Played the banjo and had a glass eye. Contact Da Huff at Huffdan7@ .com

125-MISCELLANEOUS

HUNTING LEASES ava lable n Columb , Alachua, Suwannee c unties. Phone 386 65-98

MASTER GARDENER PLANT SALE
May 13th, 8 to 3 at fairground in LC. Gre plants/prices.

245-MISCELLANEOUS

Stop ayi O er $7 o for television programming! 4 TV's 185 chann s w locals $55/mo Cal now 870-551-2220 $35 activa on 1st bill

305-GENERAL

Avalon Healthcare is seeking a part-time Dietary Cook/Aide.
* Shift v ries
Must be:
- Experi ed with quantity cooking
- Able to follow recipes
- Able t pass pre-employment screening

Please apply in person at
1270 SW M in Blvd
Lake City, FL 32025

Caring Hands An mal Hospital is curr ntl hiring f r tec i-ian. Ve erina experien is pref red. Applican should ail resumes to hr@carin andslc.com or drop off in person.

CDL DRIVER CLASS A
Warren Pin Straw Co is hiring ocal dri ers. Home very day/ ight or every other day/ ight. ood pay. Contact 38 935-0476.

Experienced roofers eded. ST AV OWN RANSPO ATION. Apply t 23 Ma ion e

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Homes of Merit is now hiring. Offering xcellent benefits with great pa Various open positions. Apply in person at: 1915 SE SR 10 , Lake City. Drug Free Workplace

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Industrial Maintenanc Techni-ci n, Expe ience Required i Electr al Controls and General Millwrig t/ Mechanical work. Experience n ydrau cs and Pneu tics helpful. S d resume o M inte nce Techni-c an, 36 US Eas , Lak Cit l 32 5.

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echanic needed w h eavy truc expe ence preferred. Ex-ellent pa packa . Southern ecialize ruck n Trailer. 386-752-9754

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ow hiring ex rienced lawn main nanc laborer. W nning a itude. A ply at stoneridge mt.com

PUBLIC NOTICE: Posted 5/5/17

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 18, 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 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. 2017-7

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0573, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS 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

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
AGENDA ITEM REQUEST FORMAGENDA ITEM REQUEST FORI

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia The Bo
County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda C
items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: ` May 8, 2017 **Meeting Date:I May 18, 2017**

Name: Brandon M. StubbsBrandon M. Stubbs **Department: Building And Zoning Building And Zoning**

Division Manager's Signature:D Ben Scott

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

Z 0574 - Ordinance 2017-8 - A request 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 Sorense Development Regulations by amending the zoning district from RURAL RESIDENTIAL ("RR") and Developmen RESIDENTIAL, SINGLE FAMILY RESID
Parcel Numbers Parcel Numbe

The Planning & Zoning Board held a public heading on April
the Board of County Commissioners. District the Board of County Commissioners. District 3 - E

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

2. Fiscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?Is t [X] N/A

[ ] Yes Account No.Ye

[ ] No Please list the proposed budget amendment to fund this No request

Budget Amendment Number:Bu **Fund:**

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

For Use of County Manger Only:For U

[ ] Consent Item [X] Discussion ItemDis

ORD NANCE NO. 2017-8

AN ORDINA OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COL IA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN CONTIGUOUS ACRES OF AND O E O IC L Z NING ATL F HE UM A C TY AND DEV OPMEN REGULATIO S MEN , URSUANT O AN PPL TI Z 0574, B HE PR ER WNER F SAID A REA E; PROVIDING F R REZONING F M URAL ESIDENTIA ("RR") AND RESIDENTIA SINGLE FAM Y-2 ("RSF-2") O PLANNED RESIDENTIA DEVELOPME T ("PRD") OF CERTAIN LANDS WITHIN THE UNINCORPORATED REA F LUMB C UNTY, ORIDA; OVIDING SEVERABILIT ; REPEALING L ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

EREAS ion 25.01, Flo da tatutes, a amended, em wers he oard of C unty Commission s of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, ions 63.3161 163.3 48, Florida S tutes, s amende , t Community Planning , requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

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

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

WHEREA uant o ecti 3.3174, lorida atutes, s amend , d he and Dev opme Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the r uired public hearing, with public notice having been provided, on said application for an amendment s described below, and at said public hearing, the Planning and Zoning Board, serving also as t Local Planning Agency, reviewed and considered all comments received during said public hearing a the Concurrency Management Assessment concerning said application for an amendment, s descr d below, an recommended o he Bo d f County ommission s approval of said applicati for an amendment, as described below;

WHEREA rsuant o Secti 1 .66, orida atutes, s amende t oard f County C mmissio s, held the required public hearing, with public notice having been provided, on said applicati for an amendment, as described below, and at said public hearing, the Board of County Commissio s reviewed and considered all comments received during said public hearing, including the recom dation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concu ency anagement Assessment concerning aid appl atio for an endm t, as described low; and

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

THERE ORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLO IDA, AS FOLLOWS:

Section 1. Pursuant to an application, Z 0574, by Megan Carter of Legacy Engineering Solutions, Inc., agent for ary Sorensen and My Jewel Home of Florida, LLC, owners, to amend the Official Zoning Atlas of the La Development Regulations by amending the zoning district of certain lands, the zoning district is hereby amended from RURAL RESIDENTIAL ("RR") and RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to PLANNE ESIDENTIAL DEVELOPMENT ("PRD") for the property described, as follows:

COMMENCE the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida an run North 89°36'03" West along the North line of said Section 4 a distance of 74.82 feet to a point o the Weste y Right-of-W line of Pi emount oad Cou y R ad 52) then e Sou 07°15'01" est alon sai West ly R ght-of-W ine of nemount oad Coun y R d 252) a stan e of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said West y Right-of-Way line of Pinemount Road (County Road 252) a distance of 241.92 feet to the point f curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 4 36'19"; thence Southwesterly along the arc of said curve, being still said Westerly Right-of-Way lin of Pinemount Road (County Road 252), a distance of 880.27 feet; thence South 60°33'18" West stil long said Westerly 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 f 331.25 feet; thence South 00°04'59" East a distance of 547.23 feet to a point on the North line of t e South /2 f e No he /4 f tio 4 thence con ue South 0°04'59" ast a istan e of 137.52 feet to a point on the Northerly Right-of-Way line of Pinemount Road (County Road 252), sai oint being a point on a curve concave to the North having a radius of 2241.83 feet and a central an le of 07°20'39"; thence Southerly along the arc of said curve a distance of 287.36 feet to the point of t gency of said curve; thence South 77°15'37" West still along said Northerly Right-of-Way line of P emount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West still alo said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 100.66 feet; then e South 76°57'21" West still along said Northerly Right-of-Way line of Pinemount Road (County R 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, st 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 con e to the South having a radius of 2341.83 feet and a central angle of 01°08'53"; thence Southwest ly along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 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 hence North 00°11'13" West along said West line of the Northeast 1/4 of Section 4 a distance 1333.51 feet to the Northwest corner of the Northeast 1/4 of Section 4, being also the Southwest orner of the Southeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, F ida; thence South 89°36'03" 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 f 672.07 feet; thence North 00°28'49" West a distance of 683.87 feet to a point on the North line of th South 1/2 of the Southeast 1/4 of Section 33; thence North 89°59'44" East along said North line of t e South /2 f e So he /4 f Sec ion 3 a dist ce of 246.89 feet; hen e Sou 89°38'39" st along said North line of the South 1/2 of the Southeast 1/4 of Section 33 a distance of 279.20 fe thence South 00°02'46" West a distance of 701.77 feet; thence South 89°57'14" East a distance f 892.90 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); then e South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (County

Ro 252) a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07° 13" West a distance of 205.12 feet to a point on the South line of Section 33, being also he North line of Se on , Townshi 4 South, Ran e 16 East, Colu a County, Florida; hence c tinue S th 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.

Containin 110.41 acres, more or less.

ax arc Nu ers 3 -3s-16-0 39-000, 3-3s-16-0 39-264, 4-4s-16-02439-242, & 4-4s-16-02745-003

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

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

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordi ce shall be filed with the Florida Department of State by the Clerk of the Board of County Commissio s within ten (10) days after enactment by the Board of County Commissioners.

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

PASSED A ULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this 18th day of May 2017.

Attest:

BOARD NTY COMMISSIONERS OF
OLUMBIA NTY, FLORIDA

P. DeWitt Cason, County Clerk

Ronald W ams, Chairman

RESOLUTION NO. PZ/LPA Z 0574

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 OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM RURAL RESIDENTIAL ("RR") AND RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO PLANNED RESIDENTIAL DEVELOPMENT ("PRD") 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 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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance 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" 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

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 special 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, Chairman

Pla ing & Zoning Board Hearing Date: April 27, 2 17
Quasi-Judi al Hearing

SUBJECT: **Z 0574** - A request to amend the Official Zoning Atlas from Rural Residential ("RR") and Residenti Single a ly-2 (RSF-2") to Planned esidenti Developmen ("PRD") n n p ox mat 110.41 acr subject property.

APPLIC ENT: Megan C of Legacy Engineering Solutions, Inc.

PROPERTY OWNER(S): Gary So n and My Jewel Home of Florida, LLC

LOCATION: orth f SW P emo t ad, W y Te ra e, and estw d cres; S h f race if Chur , C ress L ke ubdi isio Carquest o art and Harve S ermarke ast f ngle Family R dentia est f Pi mo t oad, W eputy J avis L n and Sing F y Re dentia Columbia County, Florida.

PARCEL ID NUMBER(S): 33-3s-16-02439-000, 33-3s-16-02439-264, 4-4s-16-02439-242, & 4-4s-16-02745-027345

ACREAGE: ±110.41 acres

FLUM Res ntia , Low Density

EXISTING ZONING Rural Resi ntial ("RR") & Residential, Single Family-2 ("RSF-2")

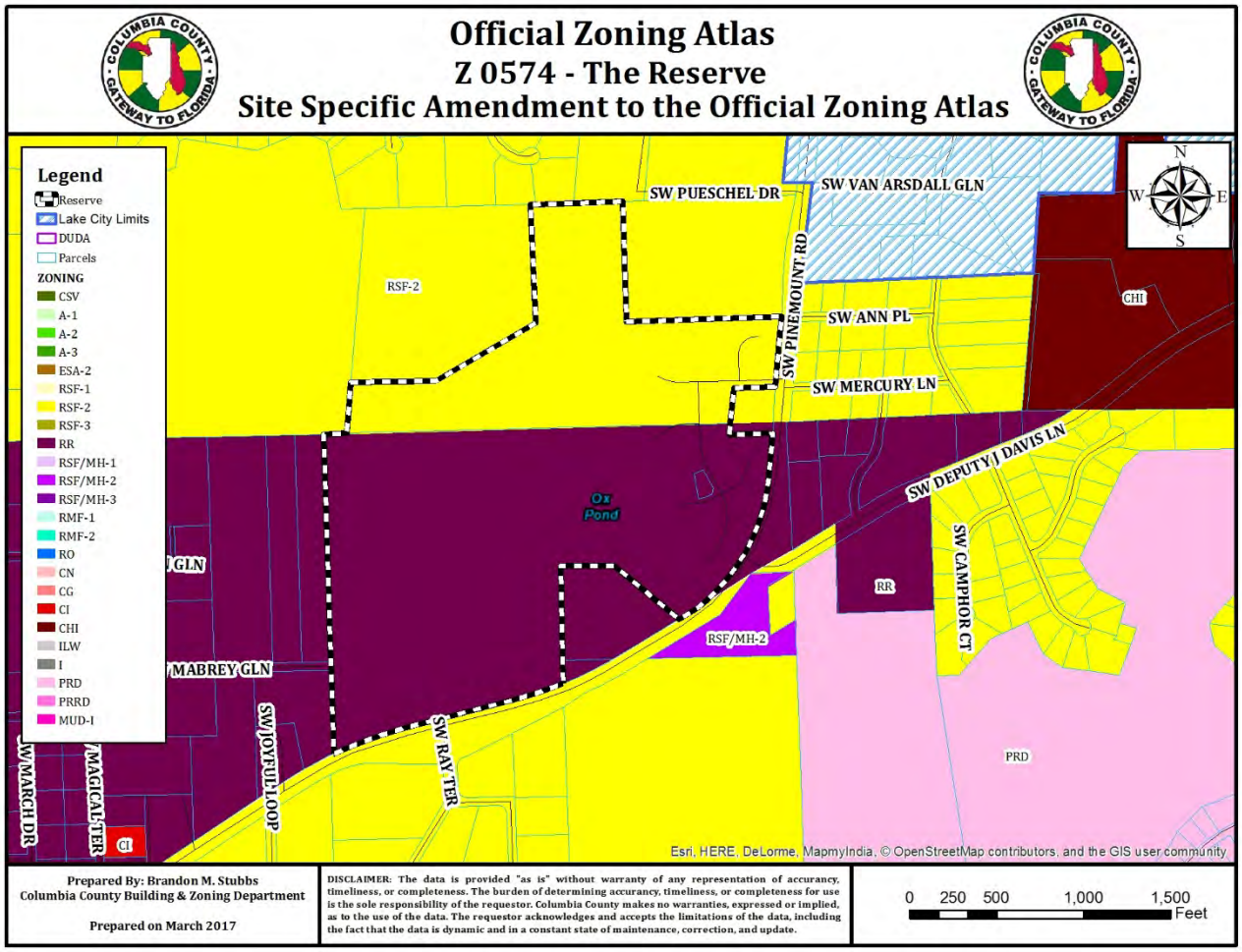
PROPOS ING Planned Res dential Development ("PRD")

PROJEC NNER: Brando tubbs

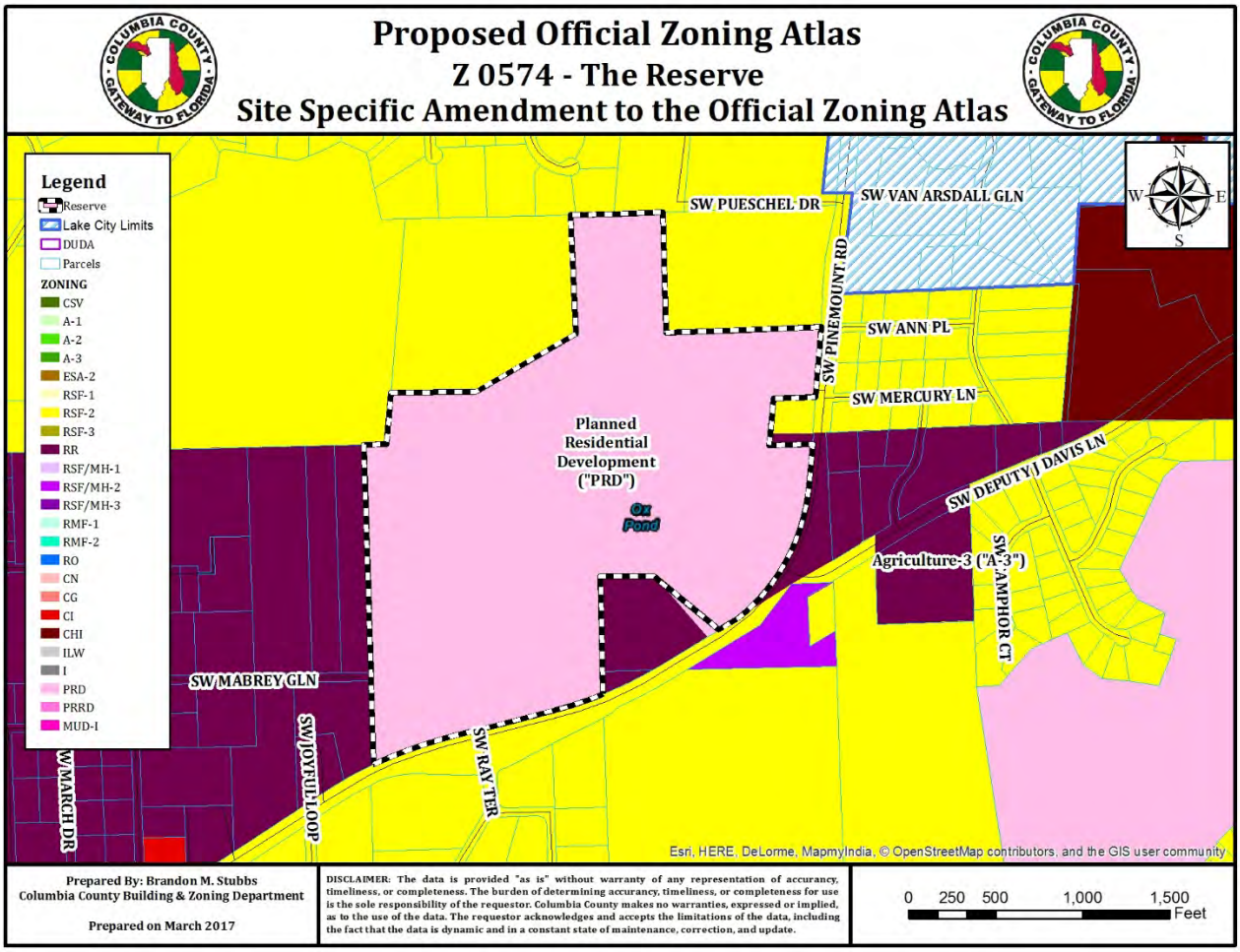
SUMMARY

The p d Site pe fic A dment o he icial Z ing t s ("r oning ould me the zoni of 110.41 acres from Rural Residential ("RR") and Residential, Single Family-2 ("RSF-2") to Planned R idential Developme ("PRD"). e subje p perty as a Plan ed esidential Developmen or he R erve at ewel Lake he rop y ow er eq sted e oard of Count mmissio s to nullified the plat. Once the plat was nullified, the subject property lost the Planned Residenti l Development zoning designation. In 2016, the subject property was reverted back to RR and RSF-2 he new owner desires to reinstate the Planned Residential Development ("PRD").

Map 1. ial Zoning Atlas with Subject Property



Map 2. Pro sed Official Zoning Atlas with Subject Property



The al, Neighborhood ("CN") Zone District is described as follows in Section 4.18 of the Land Developmen Regulations ("LDRs"):

"The " lanned Residential Development category includes one zone district: "PRD". The purpose of this dist t is to permit planned residential developments within designated urban development areas as defined w in the county's comprehensive plan, which are intended to: (1) encourage the development of planned r dential development of land; (2) encourage flexible and creative concepts of site planning; 3) res ve t e natu l enities f he d y ncou gi cenic n funct nal pen rea (4 acc lis a more d s ble nvironmen han o be possible rough rict licatio f he ni m re irements of these land development regulations; (5) provide for an efficient use of land resulting n mal n works f tili s d treet a ther y wering velopmen nd ous g sts; (6 rovide a stable environmental character compatible with surrounding areas; and (7) provide direct ac s to a public paved road."

NG DIST ICT COMPARISON

Table 1. Z ing District Comparison

	Exis trict	Existing D trict	Proposed District
Zoning District:	Rura ntial ("RR")	identi Single Family-2 ("RSF-2")	Planned R dential Developmen ("PRD")
Max. Gross Density:	One (1 ling Units per acre	Tw 2) D ling Units per acre	Two (2) D ling Units per Acre
Min mum L Area	On 1) A	Half Acre	Varies
Floor Area Ratio:	0.20	0.20	Varies
T ical Us *:	Single y Dwellings; Mobile Ho ; Agricultu Activities (On 3.5 acres more); Processin , Storage, and Sale of A cultural Products (ised on premise); lant Nurseries; Homes of or Fewer Residents w ich Otherwise Meet the Definition of "Community Residentia Facility"; Public El ntary and Middle Sc ls; Churches and other uses of Worship	ngle Fa y Dwellings; Public Parks & Recreat Areas; Homes of or Fewer Residents w ich Otherwise Meet the Definition of "Community Residenti Facility"; Public El ntary and Middle Sc ls; Churches an other Houses of orship	Residenti l Dwellings, including nventional single-fa y dwellings, duplex dw ings, and multiple-family dwellings; Private or ublic Schools; Churches or other Houses of Worship; G f Courses; Country C bs; Racquet and Tennis Cl ; and Public Buildings & Facilities.

** The typ l 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 e subject property, and may not reflect the actual requirements to which potential development may be subject.*

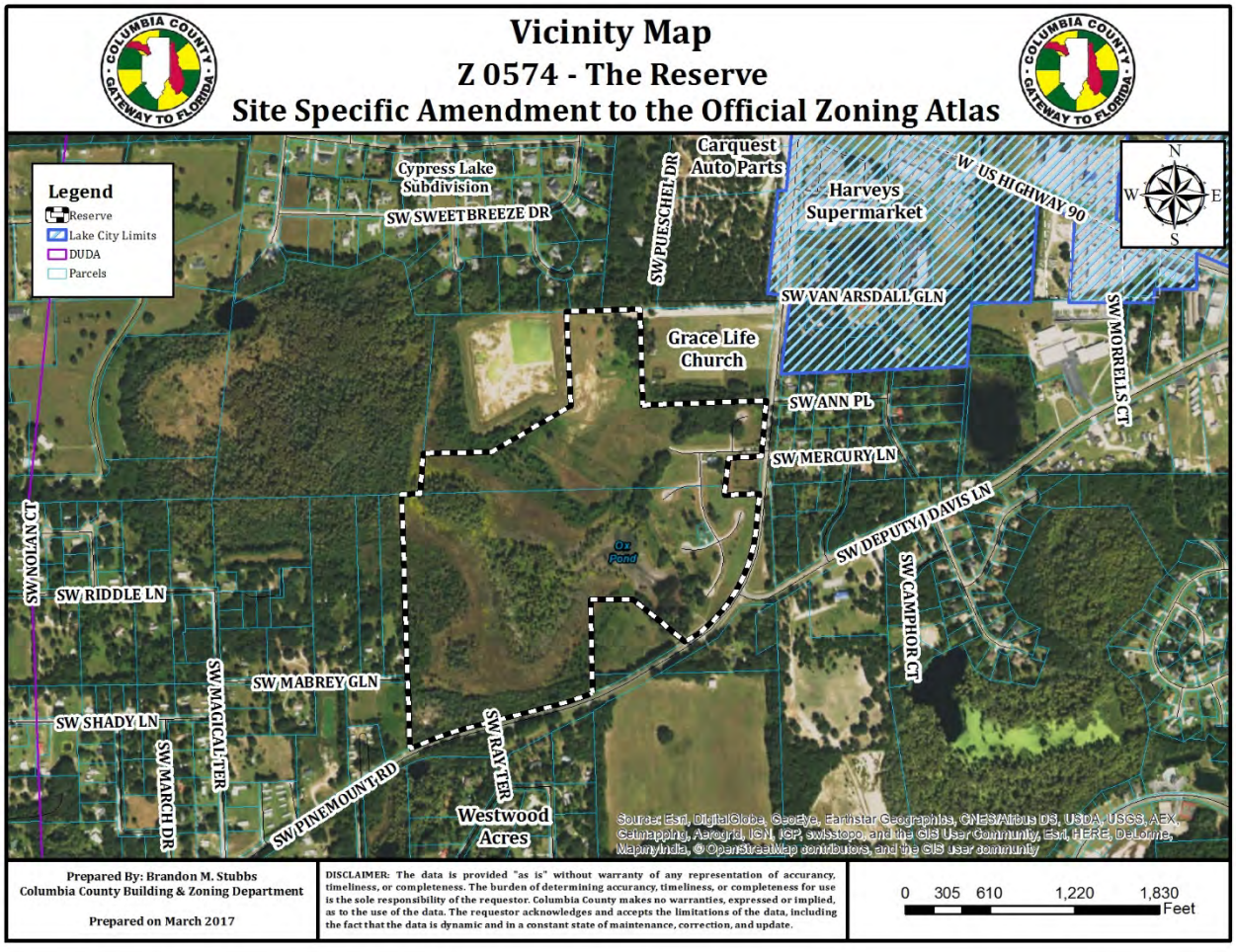
UNDING USES

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

Table 2. Surrounding Land Uses

Direction	Existing Us (s)	FLUM Desig tion(s)	Zoning Dis ict(s)
North	G e Life Church/Cypress Lake Subdivisi Carquest Auto Parts/Har s Supermarket	Residenti Low Density/C mercial	Residenti Single Family-2 ("RSF-2")/Commer al Intensive "CI")
South	S inemoun Road/Westwood Acres/SW R Terrace	Residenti Low Density	ral Res ntial ("RR")
East	SW nemoun Road/SW Deputy J Davis Lan ingle Family Residential	Residentia Low Density	esidenti Single Family-2 (RSF-2")/Rural Residential ("RR")
West	Sin Family Residential	Residential, Low Density	esidenti Single Family-2 (RSF-2")/Rural Residential ("RR")

Map 3. ity Map



STENC WITH THE COMPREHENSIVE PLAN

The appli t proposes a zoning designation that is consistent with the Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the proposed corresponding Zoning Designatio consistent with said proposed FLUM Designation.

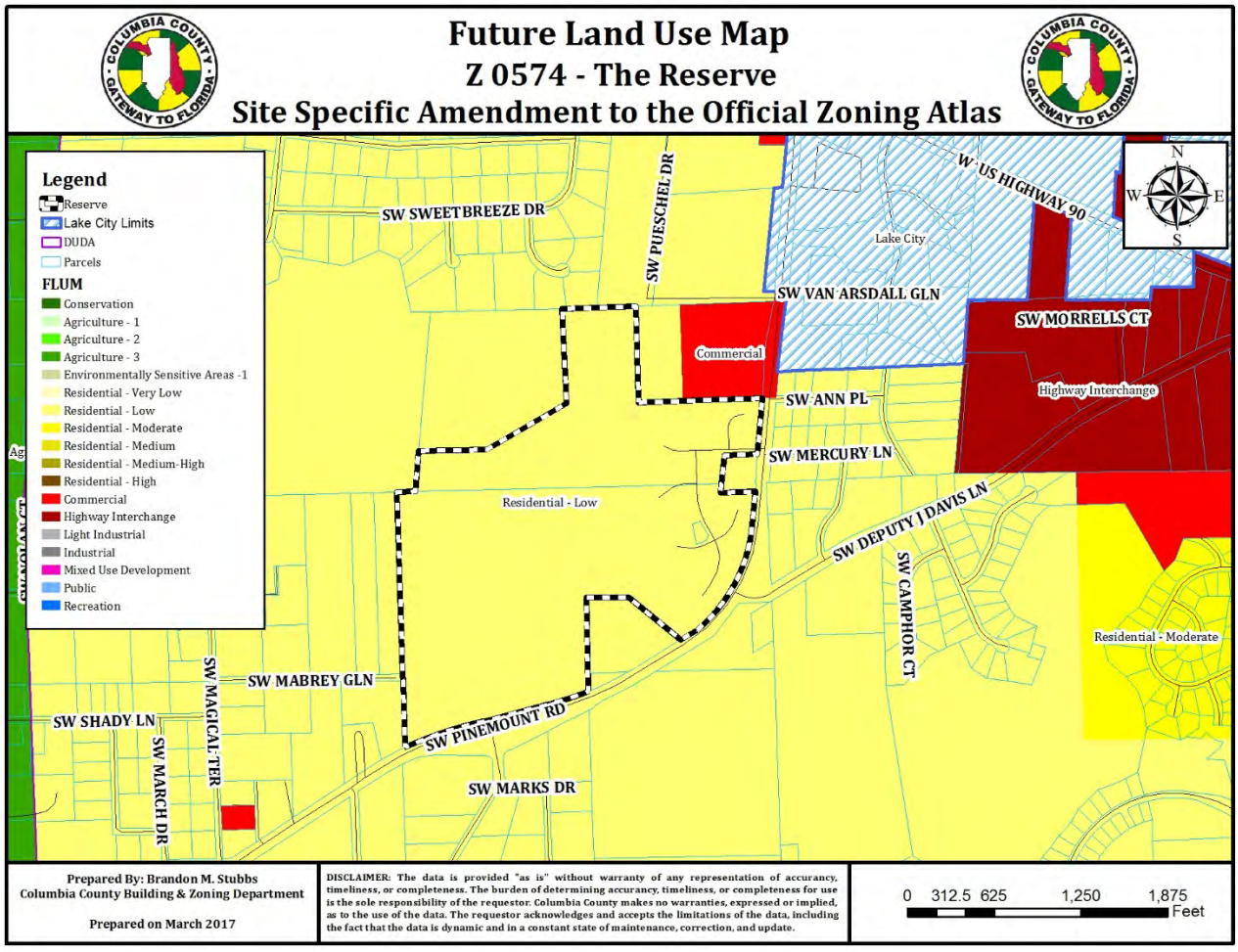
Table 3. Zoning Consistency with Underlying Future Land Use Map Designation

Existing F M Designation	Proposed Z ing Designation	Consistent
Residentia , Low Density	Planned R dential Development ("PRD")	✓

fo g Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed S e Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transp ation Element
- Housing lement
- Sanitar Sewer, Solid Waste, Potable Water and tural Groundwater Aquifer R arge Element

Map 4. e Land Use Map



Staff h eviewed t e applic on for a Site Spec fic Amendment o the f cial Zoning t s for cons tency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and t e Goals, Objectives, and Policies (GOPs) therein.

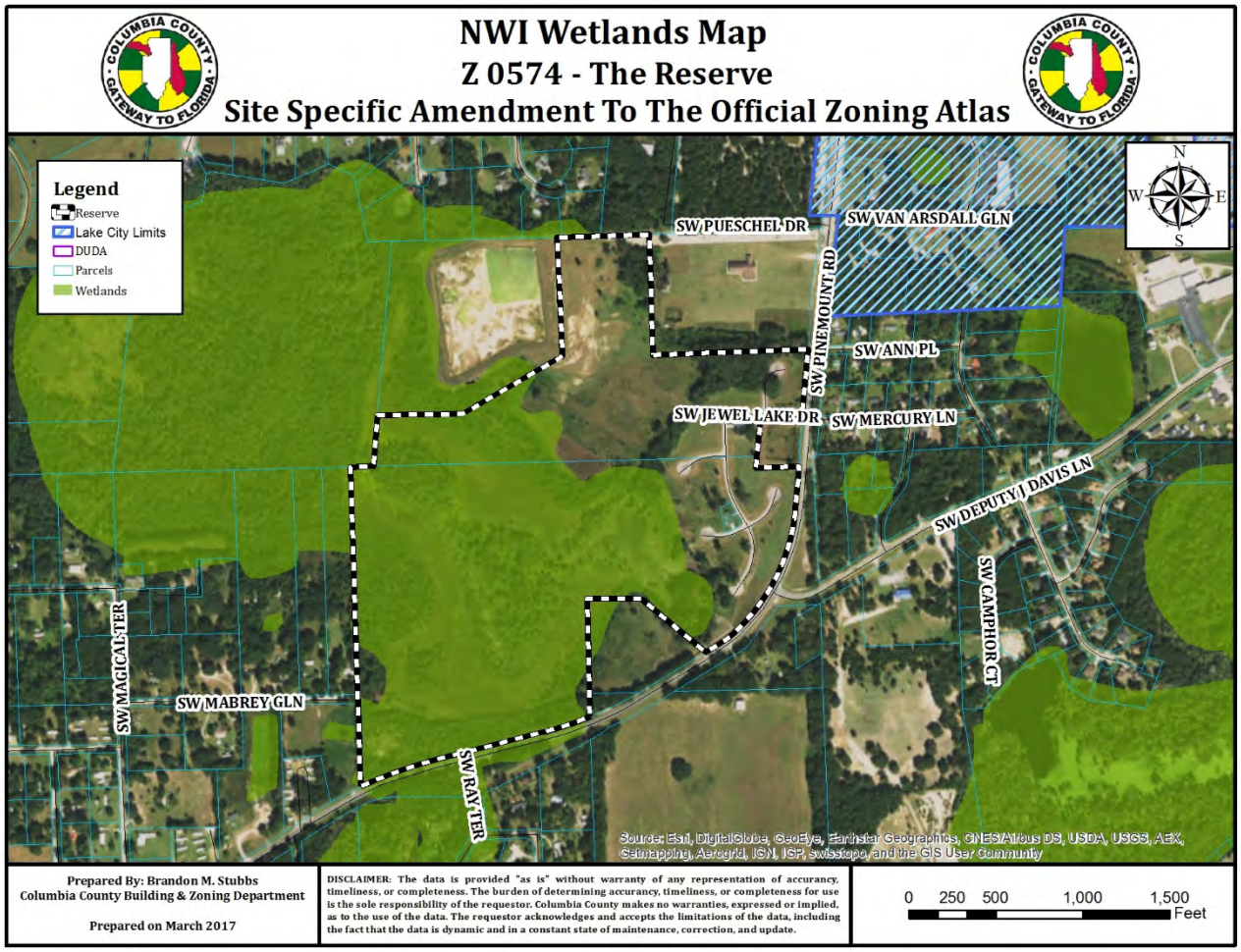
ENV ONMENT L CONDITIONS ANALYSIS

Wetlands

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

Evaluation: All wetlands are proposed to be placed in protected open space area; therefore, there are no issues rel ed to wetland protection.

Map 5. Wetlands Map



Soil Survey

Each so pe found on the subject property is identified below. The hydrologic soil group is an indicator of potent soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils ch ave been ategorized according o their runoff-pro cing characteri cs. These hy ologi roups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief con eration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and nd of plant cover are not considered, but are separate factors in predicting runoff). There are four hydr ogic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and her re ave a lo er r ff o ential. "Group D soils h e very wer nf ltrati ates nd ther ore a higher runoff potential.

There are f ve (5) soil types found on the subject property:

1) Alban fi e sand ils 0 o 5 er ent lope) are somewh oorly r ned, nearly level to ently s ping s s n road la bor ring poorly d ned d inagewa nd n dulatin areas. Th sur e an subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised f sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.

2) B u fine sand soils (5 to 8 percent slopes) are moderately well drained, sloping soils on short hillsides the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 23 inches. subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Bonneau ine san soils (5 t 8 pe cen sl pes) h e slig limitations for uilding site eve pmen and mode te l itations for septic tank absorption fields.

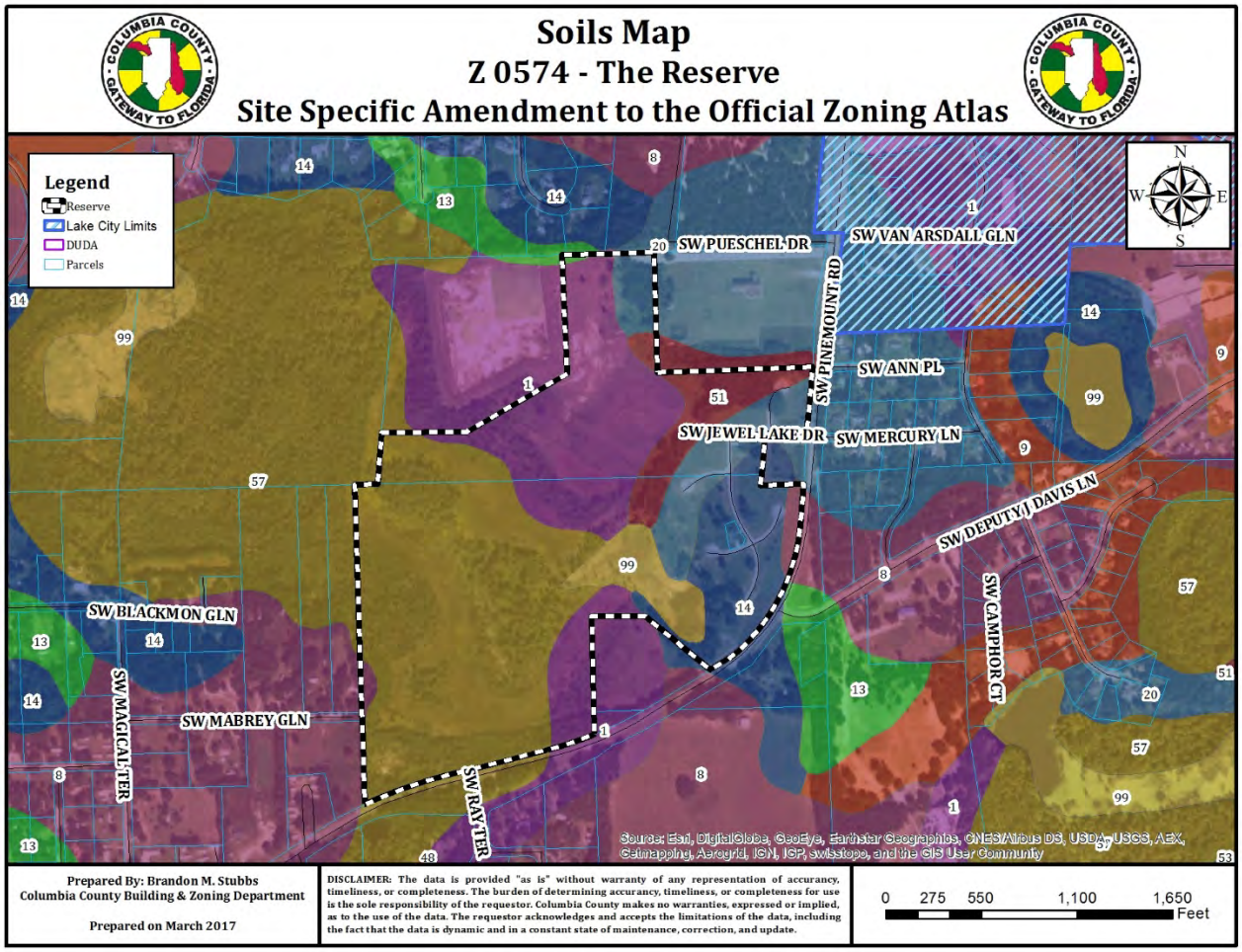
3) Ch fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth o inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) hav moderate limitations for building site development and severe limitations for septic tank absorption ields.

4) Pl e a so ar poorl dr ned, n rly e l so s i broad la area an adjo ng drainagew and ponds. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer fine sand ils have severe limitations for building site development and septic tank absorption fields.

5) Surrency fine sand soils are poorly drained, nearly level soils in depressions, near shallow ponds and along drai ageways. The surface and subsurface layers are comprised of fine sand to a depth of 30 inches. T subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Surrency fine sand ils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The four (4) soil types on the subject property subject to development are Albany fine sand, Bonneau fi e sand, Chipley fine sand, and Plummer fine sand. The soil types range from slight limitations or uil g d velopmen o evere lim ation or uild g developmen nd oderate li tations for sep c ta absorption field to severe limitation for septic tank absorption fields. The subject property has exist community potable water and sanitary sewer; therefore, there are no issues related to soil suitability.

Map 6. Soi Map

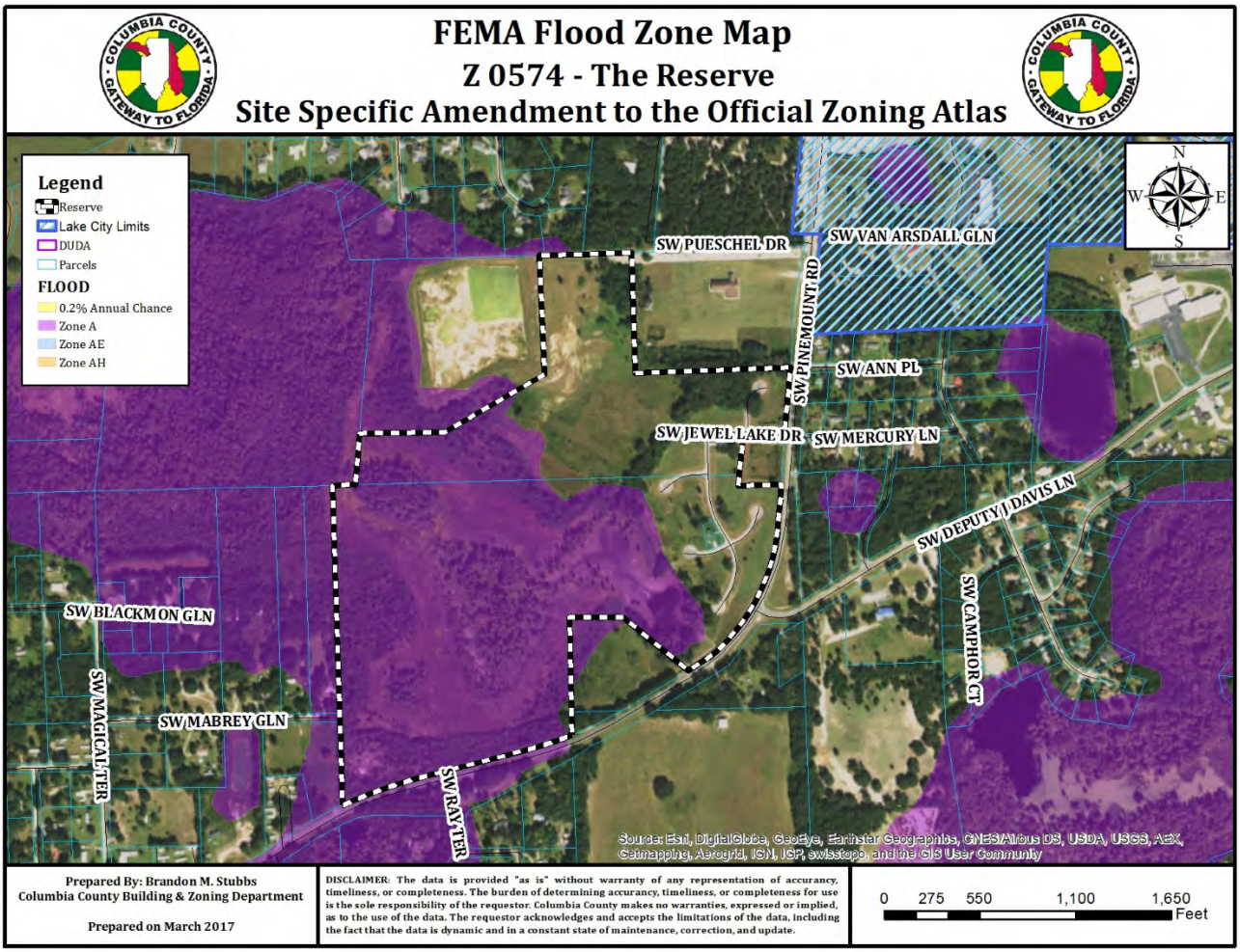


Flood Potential

Panel 0290C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, d ed February 4, 2009, indicates that the subject property is in Flood Zone “A” (areas determined to be with the 1-percent annual chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-y floodplain).

Evaluation: Being the developed areas of the subject property are located in Flood Zone "X", there is no concern of lood on the subject property.

Map 7. FEM FIRM Map (Flood Map)

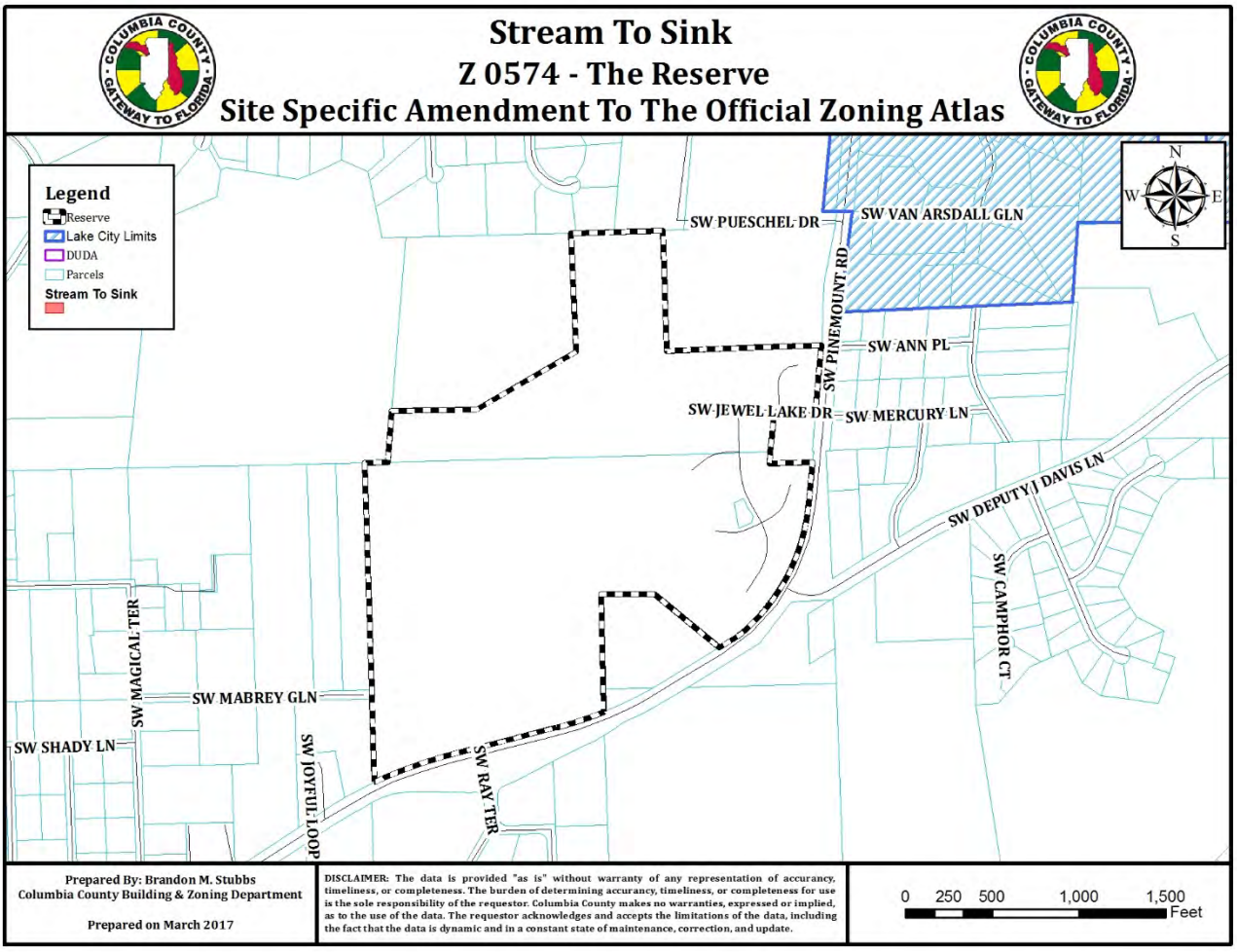


Stream to Sink

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

Evaluation: Given the subject property is not located in a Stream to Sink watershed area, there is no concern related to Stream to Sink Watersheds.

. Str m to Sink



Minerals

Accord o Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources repared 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

Accord o Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Flori a Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources cated on the subject property.

Evaluation: There are no issues related to historic Resources.

er Vu erability

Accord the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the subject property is located in a more vulnerable area.

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

Vegeta ommunities/Wildlife

Accord o 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 n issue related to vegetative communities or wildlife.

COM ITH LAND DEVELOPMENT REGULATIONS

Section of the Land Development Regulations (LDRs) establishes standards with which all rezoning applicati 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) Wheth t e propos change wou e in on rmance with he county comprehens e plan and w ld have an adverse effect on the county's comprehensive plan.

Evaluatio and Findin : The applicant proposes Planned R idential Development ("PRD") Z ng Designation. The PRD Zoning Designation is consistent with the Residential, Low Densi y FLUM Designation.

2) The ex ting land use pattern.

Evaluatio and Findi s: he subject roperty located jacent existin r sidentia development; therefore, will not result in a land use pattern that is not consistent with the establish pattern of development.

3) Possi creation of an isolated district unrelated to adjacent and nearby districts.

Evaluatio nd ind s: The subjec property adjacen o an is g roperty with residenti zoning designations. The proposed mendment ould ot create an solated istrict elated to adjacent and nearby districts.

4) The p lat on ensity ern an possi le i ease or vertaxing of the load n ublic f ilitie such as schools, utilities, streets, etc.

Evaluatio nd Findings: As demonstrated in the Concurrency Management Assessment, the proposed a ndment would not increase or overtax the load on public facilities.

5) Wheth existing district boundaries are illogically drawn in relation to existing conditions on the prope proposed for change.

Evaluatio nd Findings: The PRD is a residential zoning designation. The subject property is surrou d by residential zone districts; therefore, would not be illogically drawn.

6) Wheth anged chan g ondition ake he assage o the p po ed mendment necessary.

Evaluat nd Findings: The subject property was developed as a PRD prior; however, does to the fai ng market, the subject property was never fully developed and the owner nullified the plat. e economy is to the point of supporting new residential development; therefore,

ch ed co itions warrant the passage of the proposed amendment.

7) Wheth the proposed change will adversely influence living conditions in the neighborhood.

Evaluat nd Findings: The proposed amendment is not anticipated to adversely influence the livin onditions of the neighborhood.

8) Wheth t e propos change will create or xcessively increase t affic ongestion or other se fect public safety.

Evaluat and Findin : s ndica d n the o urrency Analysis, the proposed amendment es not create any impacts to public facilities, including traffic.

9) Wheth the proposed change will create a drainage problem.

Evaluat nd 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 concer regarding drainage.

10) Whet er t e proposed change will seriously reduce light and air to adjacent areas.

Evaluat nd Findings: The proposed amendment will not seriously reduce light or air to adjacent ar as.

11) Whe r t proposed change will adversely affect property values in the adjacent area.

Evaluatio and Findin : I s ot an ic ate hat he p opos amendment ill affec property values of the adjacent area.

12) Whet t e propos change will be a deterrent o he im ov nt or evelo en of adjac t p perty in accord with existing regulations

Evaluatio nd Findings: It is not anticipated that the proposed change would be a deterrent to the im vement or development of adjacent properties.

13) Whet t e propos hange ill onstitute a grant o specia p ivilege n in ivid al owner as trasted with the public welfare.

Evaluatio nd Findings: The proposed amendment would not constitute a grant of special privilege an individual owner as contrasted with the public welfare.

14) Whet t re are ubstantial reasons hy he oper y annot b sed i accord wi existing z ing.

Evaluatio nd indi s: e rop sed oning signatio is a r side ia zoning ignati nd ons tent ith h und yin FLUM des nati . he RD nin d ignatio allows for better design and flexibility than straight zoning.

15) Whet t e hang su ested s ut f ale w th the needs f the nei hb ood r he unty.

aluatio and Findin : ith he i creas ng eed for esid tial development. the proposed c nge is not out of scale with the needs of the neighborhood or the county.

16) Whet it s impossible to find other adequate sites in the county for the proposed use in districts a ready ermitting such se. When pert ining o ther ro sed mendment of these lan evelopment 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 comprehen e 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 d signed to implement the county's comprehensive plan.

aluat nd Findings: While it is not entirely impossible to find other sites in the county that allo he proposed use; the applicant owns the subject property. Further, as mentioned n he pr ens e Plan onsistenc nalysis above, the proposed mendment is in c lianc ith Columbia County's Comprehensive Plan.

PUB LITIES IMPACT

Traffi ct

Table 4. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	egment D ription	Lanes	Fun tiona Classific ion	Area Type	LOS
56	oun Roa 252 (From County's t Boundary to U.S. 90)	2U	Minor C ector	Rural	D

1 Sour : Columbia County Comprehensive Plan, Capital Improvements Element.
2 FDOT ro ay segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments t t make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5. Existing Trip Generation[1]

Land Use	AADT	PM Pe k Ho
Single Fam ly (ITE Code 10)	2,105	224
Total	**2,105**	**224**

1 S rce IT Trip Generation, 8th Edition.
2 Formula: A T – ITE, 8th Edition – 9.57 trips per dwelling unit x 220 dwelling units = 2,094 AADT
3 Formulas: PM Peak – ITE, 8th Edition – 1.02 trips per dwelling unit x 220 dwelling units = 224 PM Peak Trips

Table 6. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic S tem Category	C.R. 252 S ment 57[1]
Maximum S ice Volume[2]	14,200
Existing T ffic[3]	3,800
Reserved T ps[4]	0
Available apacity[4]	10,400
P ojected D ily Trips[5]	2,105
Residual C acity[6]	**8,295**
PM eak H Traffic Analysis	C.R. 252 S ment 57[1]
Maximum S ice Volume[2]	1,350
Existing T ffic[3]	342
Reser ed T ps[4]	0
Available apacity[4]	1,008
Pr ected Peak Hour Trips[5]	224
Resid al C acity[6]	**784**

1 F T r w segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments t t make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source F T 2013 uali Level f ervic H dbook, eneralize nnual v age D y ol es a Gener ize eak our Two- y V lumes f Rural U evelop Areas.
3 Florid e rtment of Transportation, District II, 2014 Annual Average Daily Traffic Report.
4 Source: o mbia County June 2015 Concurrency Monitoring Report.Trip Distributions
5 The ap c ion is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: he impacts enerated y the d elo men ill not adversely affect he Level of Service (LOS) of t e roadway segment identified above; therefore, the demand generated by the development is acceptable.

P le Wat r Impacts

The s property i located w in a c mmunit potable water ystem ice ar a. The subj operty w ll be served potable water via the City of Lake City Potable Water System. The City of Lake City Potable W r System is anticipated to meet or exceed the adopted level of service standard for potable water est lished within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The de allows for 220 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according the 2010 U.S. Census. (100 GPC x 2.67 PPH) x 220 = 58,740 Gallons Per Day

Table 8. Potable Water Impacts

System Category	Gallons Per Day
Cur itted Capacity[1]	9,940,000
Les al Potable Water Flows[1]	3,580,000
Res acity[2]	2,441
Proj mpacts from Development	58,740
Residua pacity	**6,298,819**
Per ge of Permitted Design Capacity Utilized	**36.64%**

Sources:
1. C ake City Public Services Department, May 2015 - Steve Roberts
2. Table 1

Evaluation: he impacts enerated y the develo ent ill not adversely affect he Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitar er Impacts

The subj property is located within a community centralized sanitary sewer system service area. The subject p erty will be served sanitary sewer via the City of Lake City Sanitary Sewer System. The City of Lake City anitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary s er established within the Comprehensive Plan. ***Note: Calculations are based upon Chapter 64E-6.008,F.S.***

The de allows for 220 dwelling units. An average dwelling unit utilizes approximately 300 Gallons Per Capita Pe Day. 300 GPD x 220 d.u. = 66,000 Gallons Per Day

Table 9. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treat lant Current Permitted Capacity	3,000,000
Les Treatment Plant Flows[1]	1,840,400
Res acity[2]	2,365
Proj and	66,000
Residual Capacity	**1,091,235**
Per f Permitted Design Capacity Utilized	**63.63%**

Sources:
1. C ake City Public Services Department, May 2015 - Steve Robert

Evaluation: he impacts enerated y the develo ent ill not adversely affect he Level of Service (LOS) for anitary sewer facilities; therefore, the demand generated by the development is acceptable.

So d Wast Impacts

Solid w facilities for uses to be located on the site are provided at the sanitary landfill. The level of service s dard established within the Comprehensive Plan for the provision of solid waste disposal is currently ing met or exceeded.

The d a ws o 220 dwel ng units. An average dwelling nit til zes approximately .73 ons (1,4 0 lb per ear er erso . The average household n olumb a C ty as appro mately .67 Per n Per ousehold according to the 2010 U.S. Census. [(1,460 Lbs Per Year Per Person x 2.67 PPH) x 220] / 36 2,350 pounds of solid waste generated per day.

Total average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based u he annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are anticipat to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided i the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

Evaluation: he impacts enerated y the d elo men ill not adversely affect he Level of ervic (LOS) of s lid waste facilities; therefore, the demand generated by the development is acceptable.

Recrea acilities

The lev f service standards established within the Comprehensive Plan for the provision of recreation facilitie are currently being met or exceeded.

The d allows for 220 dwelling units

Based u .55 persons per single family dwelling unit:

220 (d g units) x 2.67 (persons per single family dwelling unit) = 587 persons.

The a nal population associated ith he oten ial single f mily r identia se f s e is ot ti pat to adversely impact the current level of service provided by recreational facilities. Therefore, recreatio l facilities are antici ated o onti e t eet r exceed the level of service standards establish within the Comprehensive Plan after the development.

Public l Facilities

See le rom Columbia County Public School System for capacity determination.

Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # PRD Z 0574
Application Fee $ 4,000.004,000.00
Receipt No. 4718
Filing Date 3-20-173-20-17
Completeness Date 3-30-173-30-17

Planned Residential Development ("PRD") Application

A. PROJECT INFORMATION

1. Project Name: The Reserve at Jewel Lake
2. Address of Subject Property: SW Pinemount Road
3. Parcel ID Number(s): 33-3S-16-02439-000, 04-4S-16-02745-003, 33-3S-16-02439-264, and 04-4S-16-02439-242
4. Future Land Use Map Designation: Residential, Low Density
5. Current Zoning Designation: Residential, Single Family-2 ("RSF-2") & Rural Residential ("RR")
6. Acreage: 110.41 acres
7. Existing Use of Property: vacant and residential
8. Proposed use of Property: Residential
9. Total Number of Lots Phase 1 - 46 lots; Future phases - 174 lots

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

1. Applicant Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s): Megan Carter Title: President
   Company name (if applicable): Legacy Engineering Solutions, Inc.
   Mailing Address: P.O. Box 467
   City: Lake City State: FL Zip: 32056
   Telephone: (___)_____ Fax: (___)_____ Email: mcarter@legacycei.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.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): Gary Sorensen (and for 2 lots - My Jewel Home of Florida, LLC)
   Mailing Address: 1400 West 22nd Street, Ste. A
   City: Kearney State: NE Zip: 68845-5389
   Telephone: (___)_____ Fax: (___)_____ Email: sorensen@sorensengroup.com

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

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: N/A
   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 0425
   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.

Megan Carter

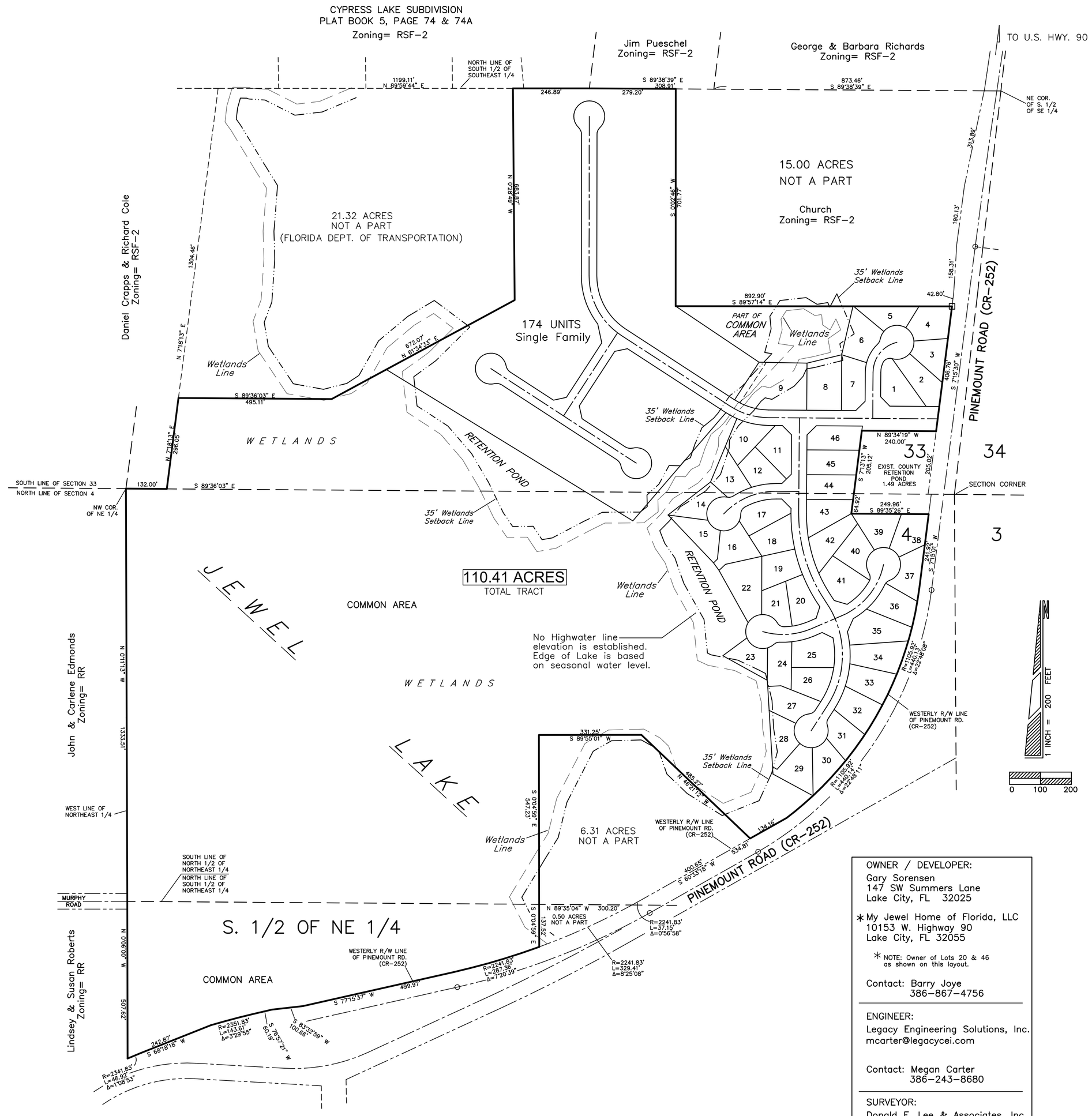
Applicant/Agent Name (Type or Print)

MCarter

Applicant/Agent Signature

3/30/2017

Date



PRELIMINARY DEVELOPMENT PLAN

SCALE: 1" = 200'

OWNER / DEVELOPER:
Gary Sorensen
147 SW Summers Lane
Lake City, FL 32025

* My Jewel Home of Florida, LLC
10153 W. Highway 90
Lake City, FL 32055

* NOTE: Owner of Lots 20 & 46 as shown on this layout.

Contact: Barry Joye
386-867-4756

ENGINEER:
Legacy Engineering Solutions, Inc.
mcarter@legacycei.com

Contact: Megan Carter
386-243-8680

SURVEYOR:
Donald F. Lee & Associates, Inc.
140 NW Ridgewood Ave.
Lake City, FL 32055

Contact: Tim Delbene, PSM
386-755-6166

NOT A SURVEY
NOT FOR FINAL RECORDING

PRELIMINARY PLANS OF

Reserve at Jewel Lake

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

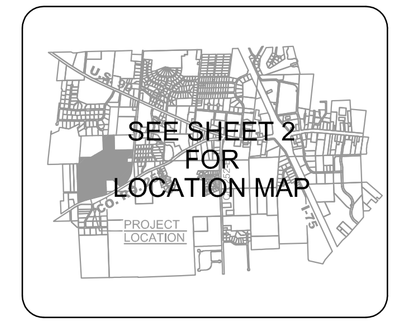
DEVELOPER'S STATEMENT

IN ACCORDANCE WITH COUNTY ORDINANCE No. 98-1 WHICH ENACTED SECTION 4.18 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, THE DEVELOPERS HEREBY PROPOSE AND REQUEST APPROVAL OF THE PLANNED RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS "RESERVE AT JEWEL LAKE".

STATEMENT OF OBJECTIVES

It is the developer's intent to provide an attractive location and lot arrangement for the construction of single-family residences, situated in a scenic, natural environment, yet efficiently located near businesses, services and major transportation routes (U.S. 90 & I-75), and preserving wetlands and other natural areas during the development process.

The development consists of 220 dwelling units for single-family residences, that will be served by central water and sewer systems. The total tract is approximately 110 acres of which about 72 acres will be preserved natural wetlands areas associated with Jewel Lake. The subdivision will be served by paved private roadways maintained by a homeowner's association. There will be one landscaped entrance onto County Road 252 (Pinemount Road) . This section of County Road 252 has recently been improved and relocated to access U.S. Highway 90 via a traffic signal 1/2 mile North of the subdivision's entrance.



FUTURE LAND USE MAP DESIGNATION:
Residential, Low Density

CURRENT ZONING DESIGNATION:
Residential, Single Family-2 ("RSF-2")
& Rural Residential ("RR")

GENERAL DEVELOPMENT NOTES

1.) LAND USE:
All lots to be used for residential purposes.

2.) Minumum Lot Size: 10,000 Square Feet. (Single Family Lots)

3.) BUILDING SETBACKS: Setback requirements as follows:

Front= 25' Rear= 15' Sides= 10'
At designated Wetlands Lines= 35 feet

4.) BUILDING HEIGHTS: Maximum building height is 35 feet measured as follows: From grade at front of building to:

(a) Highest point on roof surface of flat roof.
(b) Deck line of Mansard of Bermuda roof
(c) Mean Height level between eaves and ridge of Gable, Hip, Cone Gambrel and Shed roof's
(d) A Height 3/4 the distance from the ground to the apex of A-fame & Dome roof's.

5.) ARTERIAL AND COLLECTOR STREETS: Arterial Streets are U.S. 90 to the North and Interstate 75 to the North & East. The Collector Street for this development is County Road No. 252W (SW Pinemount Road) where there is one access street into the subdivision.

6.) COMMON OUTSIDE STORAGE: There will be no common outside storage areas. Lot owners will provide their own on-lot storage.

7.) SCREENING, BUFFERING, LANDSCAPING: Screening, buffering and landscape buffered areas shall be in complaince with Chapter 20-A of the Columbia County Zoning regulations, or such regulations in effect at the time each home is built, whichever is less restrictive.

8.) The development is limited to single-family dwellings.

UTILITY SERVICE PLAN

The Lots will be served by City water and sewer. The City of Lake City will be granted the necessary easements within the development to construct and maintain utility facilities. Easement locations will be determined prior to final PRD approval.

Utility easements will be dedicated to the Public with the recording of the PRD plat to be used for all necessary utilities serving the development. Easements will be located adjacent to roadways and in areas that will be determined prior to final PRD approval.

See accompanying Utility As-Built plans for Water & Sanitary Sewer.

STATEMENT INDICATING TYPE OF COMMON AREA LEGAL INSTRUMENTS

The common areas and streets of the development are privately owned as granted to the homeowner's association. Title to common areas will be held by a Florida not-for-profit homeowner's association, RESERVE AT JEWEL LAKE HOMEOWNER'S ASSOCIATION, which will own, manage and control the developments common elements in accordance with Declarations and Restrictions, Articles of Incorporation and By-Laws. Each Lot Owner will be a homeowner's association member. The homeowner's association will govern by majority rule and has the authority to assess for maintenance and inmpove-ments of common elements.

AREA & LOT STATISTICS

TOTAL SITE ACREAGE ..... 110.41 ACRES

GROSS RESIDENTIAL DENSITY:
220 UNITS / 110.41 AC. = 1.99/ACRE

NET RESIDENTIAL ACREAGE ..... 33.01 ACRES

MAXIMUM BUILDING COVERAGE:
Coverage by single-family dwellings is approx. 25% (dependent on lot size), but not to exceed 40%.

LOT STATISTICS:

Current Zoning
110.41 acres x 2 unit/acre = 220 units

TOTAL ALLOWABLE = 220 Units

TOTAL ACTUAL = 220 Units

AREA TABULATION:

	AREA	% OF TOTAL
Lots for single family dwellings	33.01 acres	29.9%
Road Right-of-Way	4.08 acres	3.7%
Common Areas	73.32 acres	66.4%
TOTAL	110.41 ACRES	100%

SHEET 1 OF 7

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: 3/13/2017	PRELIMINARY PLANS OF RESERVE AT JEWEL LAKE A PLANNED RESIDENTIAL DEVELOPMENT	Scale: 1" = 200'
Drafting: TAD/AVG		Field Book: 05-472
Computations: TAD/AVG		Work Order: 17-6897
Checked: DFL/TAD		File: B-18-39 C

PRELIMINARY PLANS OF

Reserve at Jewel Lake

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
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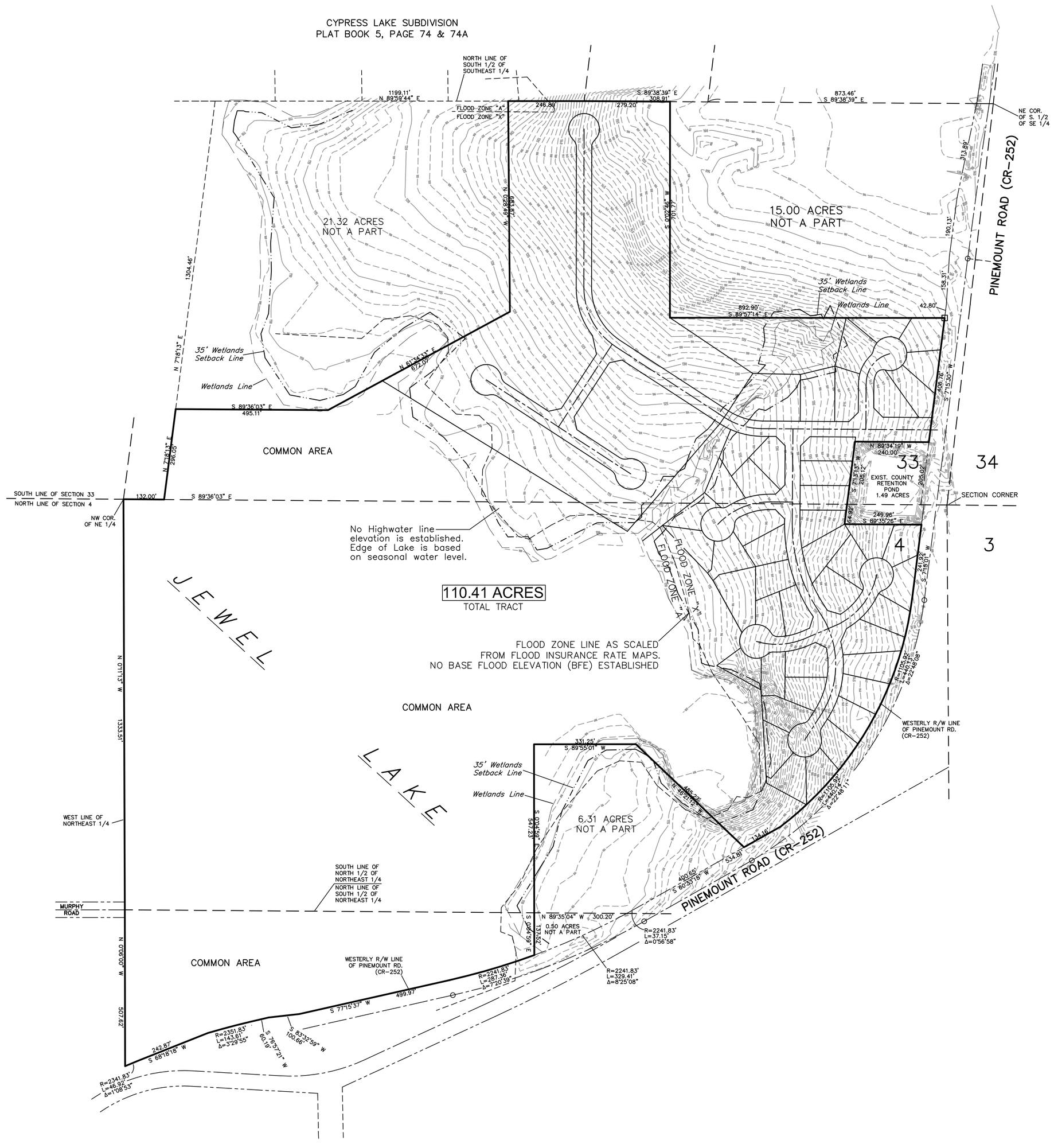
COLUMBIA COUNTY, FLORIDA



TOPOGRAPHY NOTES

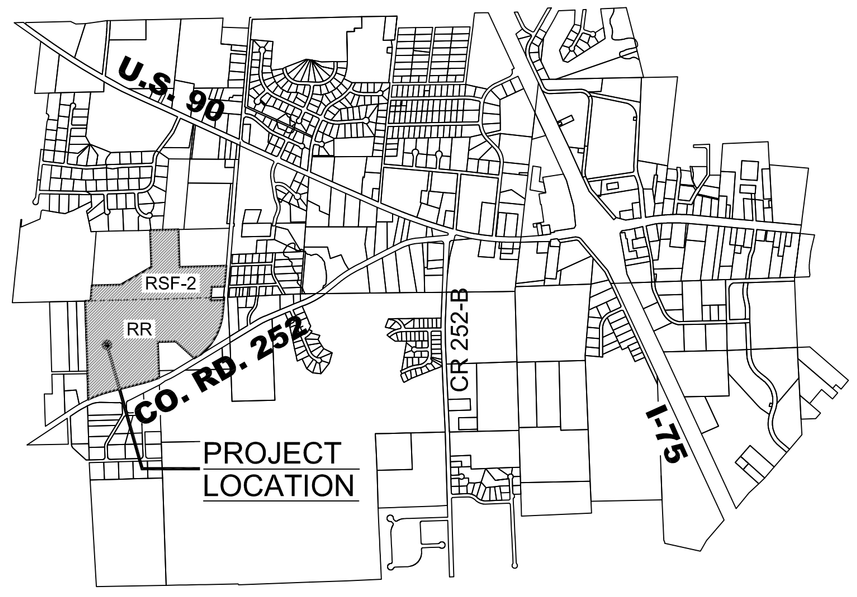
1.) Topographic data (elevations / contours) are from a survey by Britt Surveying.

2.) Elevations are based on NAVD1988 datum and taken Florida Department of Transportation Benchmarks.

3.) Boundary data shown is from a survey by Donald F. Lee and Associates, inc. (See Sheet No. 3 of this preliminary plan.).

4.) Wetland line data is based on the above referenced survey by Britt Surveying.

5.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 500 year flood plain and partly within Flood Zone "A", which per said FIRM maps is within the 100 year flood plain. No Base Flood Elevation (BFE) is currently established for the area. (ref: Community Panel No. 12023C0290C). Flood zone lines are shown as scaled from said Flood Insurance Rate Maps.



FUTURE LAND USE MAP DESIGNATION:
Residential, Low Density

CURRENT ZONING DESIGNATION:
Residential, Single Family-2 ("RSF-2")
& Rural Residential ("RR")

LOCATION MAP

APPROX. SCALE 1" = 1000'

TOPOGRAPHIC SURVEY

SCALE: 1" = 200'

NOT A SURVEY
NOT FOR FINAL RECORDING

LEGEND	
CMF=CONCRETE MONUMENT FOUND	OH ELEC=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	SEC.=SECTION
IPF=IRON PIPE FOUND	RGE.=RANGE
IPS=IRON PIPE SET	TWP.=TOWNSHIP
PLS=PROFESSIONAL LAND SURVEYOR	COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NE=NORTHEAST
R/W=RIGHT-OF-WAY	NW=NORTHWEST
℄ =CENTER LINE	SW=SOUTHWEST
P.L.=PROPERTY LINE	SE=SOUTHEAST
PP=POWER POLE	LB=LICENSED BUSINESS
SP=SERVICE POLE	P.O.B.=POINT OF BEGINNING
TPD=TELEPHONE PEDESTAL	Δ=DELTA ANGLE, CENTRAL ANGLE
IRC=IRON REBAR & CAP	T=TANGENT OF CURVE
R=RADIUS OF CURVE	FD.=FOUND
L=LENGTH OF CURVE	CR=COUNTY ROAD
NO ID=NO IDENTIFICATION	IRF=IRON REBAR FOUND
SRD=STATE ROAD DEPARTMENT	IRS=IRON REBAR SET

SHEET 2 OF 7

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: 3/13/2017	PRELIMINARY PLANS OF RESERVE AT JEWEL LAKE A PLANNED RESIDENTIAL DEVELOPMENT	Scale: 1" = 200'
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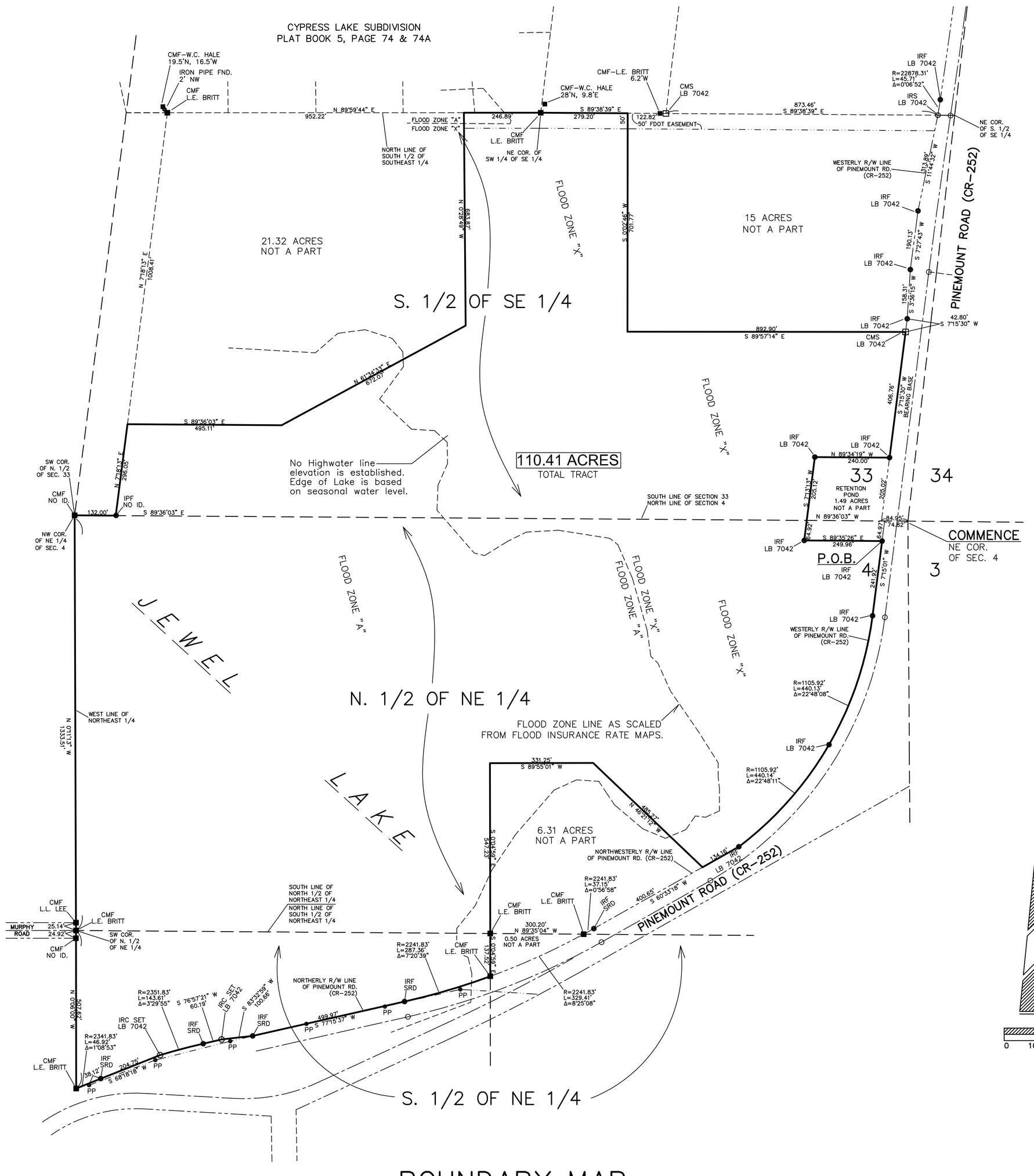


BOUNDARY MAP

SCALE: 1" = 200'

NOT A SURVEY
NOT FOR FINAL RECORDING

PRELIMINARY PLANS OF

Reserve at Jewel Lake

A PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance 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" 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.

SUBJECT TO an easement, for Florida Department of Transportation purposes, across the Northerly 50 feet thereof.

BOUNDARY NOTES

1.) Monumentation is as shown and designated on the face of the plat.

2.) Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company of County Road No. 252 and a prior boundary survey by Britt Surveying.

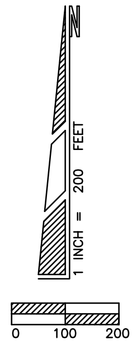
3.) Bearings projected from above referenced survey of County Road No. 252.

4.) Interior improvements, if present, were not located with this survey.

5.) Underground encroachments, if present, were not located with this survey.

6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records.

7.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies partly within Flood Zone "X", which according to said maps is outside of the 500 year flood plain and partly within Flood Zone "A", which per said FIRM maps is within the 100 year flood plain. No Base Flood Elevation (BFE) is currently established for the area. (ref: Community Panel No. 12023C0290C). Flood zone lines are shown as scaled from said Flood Insurance Rate Maps.



LEGEND	
CMF=CONCRETE MONUMENT FOUND	OH ELEC=OVERHEAD ELECTRIC LINE
CMS=CONCRETE MONUMENT SET	SEC.=SECTION
IPF=IRON PIPE FOUND	RGE.=RANGE
IPS=IRON PIPE SET	TWP.=TOWNSHIP
P.L.S.=PROFESSIONAL LAND SURVEYOR	COR.=CORNER
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NE=NORTHEAST
R/W=RIGHT-OF-WAY	NW=NORTHWEST
℄ =CENTER LINE	SW=SOUTHWEST
P.=PROPERTY LINE	SE=SOUTHEAST
PP=POWER POLE	LB=LICENSED BUSINESS
SP=SERVICE POLE	P.O.B.=POINT OF BEGINNING
TPD=TELEPHONE PEDESTAL	Δ=DELTA ANGLE, CENTRAL ANGLE
IRC=IRON REBAR & CAP	T=TANGENT OF CURVE
R=RADIUS OF CURVE	FD.=FOUND
L=LENGTH OF CURVE	CR=COUNTY ROAD
NO ID=NO IDENTIFICATION	IRF=IRON REBAR FOUND
SRD=STATE ROAD DEPARTMENT	IRS=IRON REBAR SET

SHEET 3 OF 7

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: 3/13/2017	PRELIMINARY PLANS OF RESERVE AT JEWEL LAKE A PLANNED RESIDENTIAL DEVELOPMENT	Scale: 1" = 200'
Drafting: TAD/AVG		Field Book: 05-472
Computations: TAD/AVG		Work Order: 17-6897
Checked: DFL/TAD		File: B-18-39 C

UTILITY AS-BUILTS

IN SECTION 33 & 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

17
16
15

1078.98
S 89°57'14" E

158.31'
42.80'

PINEMOUNT ROAD (CR-252)

PART OF COMMON AREA

SS1
TOP EL. = 149.71
S. INV. EL. = 145.31

SS2
TOP EL. = 145.52
N. INV. EL. = 138.80
S. INV. EL. = 138.79

8" PVC

OAK COURT

SW GREAT

406.76'
S 7°15'30" W

SS3
TOP EL. = 151.48
W. INV. EL. = 144.02

SS4
TOP EL. = 144.85
N. INV. EL. = 137.75
W. INV. EL. = 137.73
E. INV. EL. = 137.76

SS5
TOP EL. = 128.37
E. INV. EL. = 124.20

SS6
TOP EL. = 131.84
S. INV. EL. = 123.75
W. INV. EL. = 123.69
E. INV. EL. = 123.79

SW JEWEL LAKE DRIVE

N 89°34'19" W
240.00'

33

EXIST. COUNTY RETENTION POND

S 7°13'13" W
205.12'

205.02'

34

SECTION CORNER

64.92'

249.96'
S 89°35'26" E

4

3

SS7
TOP EL. = 132.86
N. INV. EL. = 126.22

SS8
TOP EL. = 131.05
N. INV. EL. = 122.42
S. INV. EL. = 122.40
W. INV. EL. = 122.32

SS9
TOP EL. = 125.67
E. INV. EL. = 121.04
SW. INV. EL. = 120.95

8" PVC

SW WHITE ASH GLEN

SS10
TOP EL. = 120.52
NE. INV. EL. = 113.41
S. INV. EL. = 113.32

SS11
TOP EL. = 115.92
N. INV. EL. = 112.13
S. INV. EL. = 112.04

SW OLD CYPRESS WAY

SS12
TOP EL. = 150.63
SW. INV. EL. = 145.22

SW OLD PECAN COURT

241.92'
S 7°15'01" W

RETENTION POND 4

SS13
TOP EL. = 143.44
NE. INV. EL. = 136.75
SW. INV. EL. = 136.71

SS15
TOP EL. = 122.93
N. INV. EL. = 110.69
E. INV. EL. = 110.75

SS16
TOP EL. = 124.73
W. INV. EL. = 110.47
E. INV. EL. = 110.41
S. INV. EL. = 110.40
SVC EL. = 121.14

SW GRAND MAGNOLIA GLEN

SS14
TOP EL. = 131.65
W. INV. EL. = 124.58
E. INV. EL. = 124.67

SS17
TOP EL. = 118.91
N. INV. EL. = 109.57
S. INV. EL. = 109.46

SS18
TOP EL. = 141.98
S. INV. EL. = 138.05

R=1105.92'
L=440.13'
Δ=22°48'08"

WETLANDS AREA

SS19
TOP EL. = 140.42
N. INV. EL. = 135.99
S. INV. EL. = 135.97

SS20
TOP EL. = 132.02
N. INV. EL. = 115.80
S. INV. EL. = 115.86

WESTERLY R/W LINE
OF PINEMOUNT RD.
(CR-252)

SS21
TOP EL. = 119.56
NW. INV. EL. = 107.70
NE. INV. EL. = 111.39
S. INV. EL. = 107.73

VBX

Lift Sta. 2
EL. = 119.08

Control Panel

Note: Manhole full of water, pipes inaccessible.

L=112.36'

6" FORCE MAIN
(SEE SHEET 2)

R=1105.92'
L=327.77'
Δ=16°58'53"

S 60°33'18" W
534.81'

PINEMOUNT ROAD (CR-252)

N
1 INCH = 60 FEET
0 30 60

LEGEND	
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CMS=CONCRETE MONUMENT SET	OH TEL=OVERHEAD TELEPHONE LINE
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P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	COR.=CORNER
R/W=RIGHT-OF-WAY	NE=NORTHEAST
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SP=SERVICE POLE	LB=LICENSED BUSINESS
TPD=TELEPHONE PEDESTAL	P.O.B.=POINT OF BEGINNING
IRC=IRON REBAR & CAP	Δ=DELTA ANGLE, CENTRAL ANGLE
R=RADIUS OF CURVE	T=TANGENT OF CURVE
L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
(P)=PLAT MEASUREMENTS	(D)=DEED MEASUREMENTS
NO ID=NO IDENTIFICATION	FD.=FOUND
WV=WATER VALVE	FH=FIRE HYDRANT
WM=WATER METER	VBX=VALVE BOX
WL=WATER LINE	SS=SANITARY SEWER MANHOLE
D=DEPTH	SVC=SEWER VALVE COVER

NOTES:

1.) Date of field survey completion: March 13, 2008.

2.) This survey is an As-Built survey for the sanitary sewer and force main only.

SANITARY SEWER AS-BUILTS
SHEET 4 OF 7

SANITARY SEWER AS-BUILTS
SHEET 4 OF 7

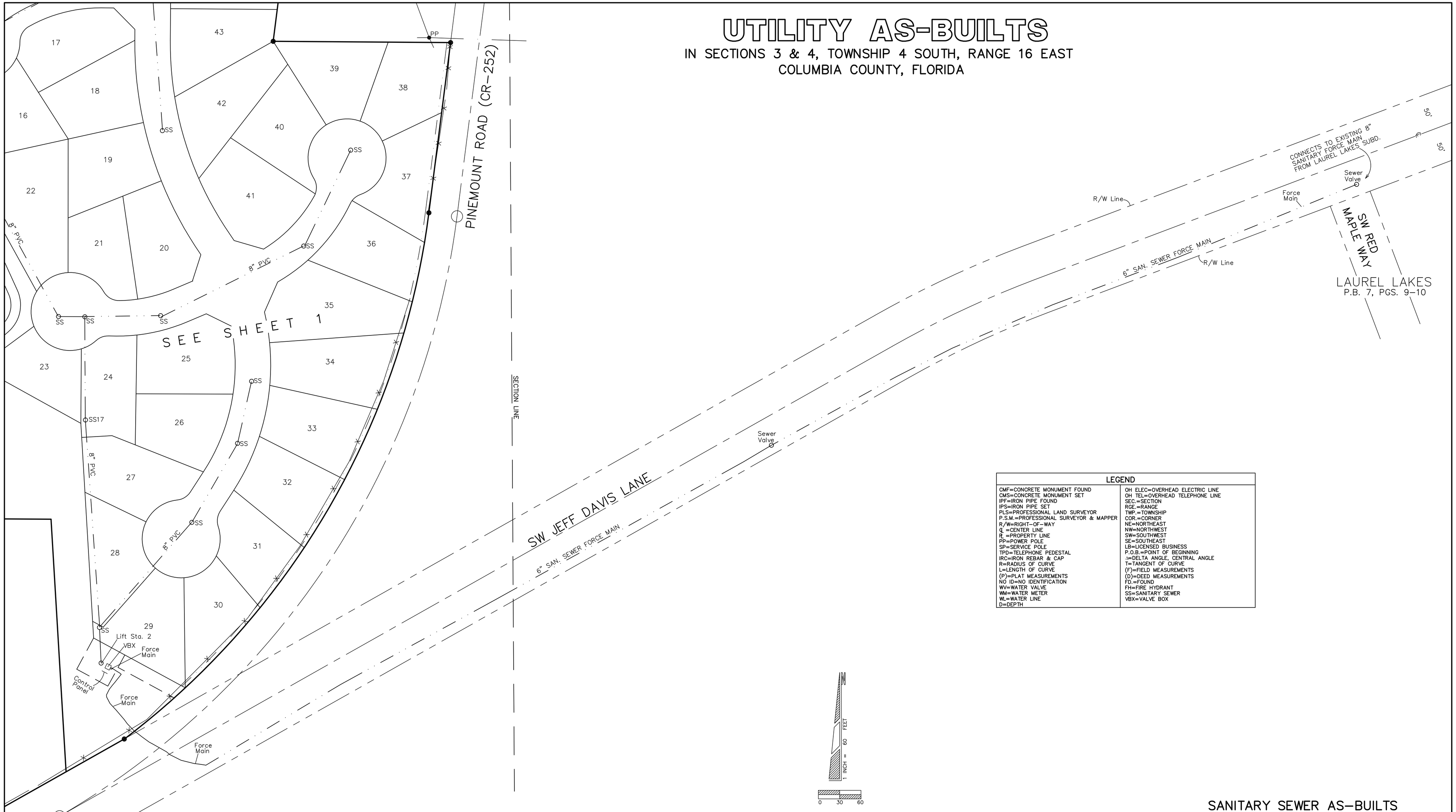
CAD FILE: 4682B.DWG

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: 05/01/2008	BARRY JOYE	Scale: 1" = 60'
Drafting: A V G		Field Book: 07-525
Computations: A V G		Work Order: 07-5157
Checked: T A D		File: B-24-17

UTILITY AS-BUILTS

IN SECTIONS 3 & 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



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WM=WATER METER	SS=SANITARY SEWER
WL=WATER LINE	VBX=VALVE BOX
D=DEPTH	

SANITARY SEWER AS-BUILTS

SHEET 5 OF 7

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Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 05/01/2008	BARRY JOYE	Scale: 1" = 60'
Drafting: A V G		Field Book: 05-472
Computations: A V G		Work Order: 05-4682
Checked: T A D		File: B-24-17

CAD FILE: 4682B.DWG

UTILITY AS-BUILTS

IN SECTION 33 & 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

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NO ID=NO IDENTIFICATION	FD.=FOUND
WV=WATER VALVE	FH=FIRE HYDRANT
WM=WATER METER	

U.S. HIGHWAY NO. 90
50'
50'
℄
WV
12" Water Main
FH WV
Jim Pueschel
George & Barbara Richards
NORTH LINE OF SOUTH 1/2 OF SOUTHEAST 1/4
93.11'
S 89°38'39" E
308.91'
873.46'
S 89°38'39" E
NE COR. OF S. 1/2 OF SE 1/4
313.89'
190.13'
158.31'
42.80'
SW JEWEL LAKE DRIVE
N 0°02'46" E
702.78'
Barry Joye
18.00 ACRES
NOT A PART
Jim Pueschel
1078.98
S 89°57'14" E
PART OF COMMON AREA
SW GREAT OAK COURT
SW OLD CYPRESS WAY
SW WHITE ASH GLEN
SW OLD PECAN COURT
RETENTION POND 4
6" Water Main
WL D=34"
WL D=50"
WL D=42"
WL D=56"
WL D=41"
N 89°34'19" W
240.00'
S 7°13'13" W
205.12'
205.02'
EXIST. COUNTY RETENTION POND
64.92'
249.96'
S 89°35'26" E
406.76'
S 7°15'30" W
241.92'
S 7°15'01" W
PINEMOUNT ROAD (CR-252)
33
34
4
3
1 INCH = 100 FEET
0 50 100

WATER SYSTEM AS-BUILTS
SHEET 6 OF 7

CAD FILE: 4682B.DWG

Donald F. Lee and Associates, Inc.
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Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 09/10/2007	BARRY JOYE	Scale: 1" = 100'
Drafting: A V G		Field Book: 05-472
Computations: A V G		Work Order: 05-4682
Checked: T A D		File: B-23-32

WATER SYSTEM AS-BUILTS
SHEET 6 OF 7

UTILITY AS-BUILTS

IN SECTION 33 & 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
& IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

1078.98
S 89°57'14" E

42.80'

158.31'

PINEMOUNT ROAD (CR-252)

PART OF COMMON AREA

SW GREAT OAK COURT

WL D=34"

12" Water Main

406.76'
S 7°15'30" W

6" Water Main

WL D=56"

WL D=50"

WL D=42"

SW JEWEL LAKE DRIVE

N 89°34'19" W
240.00'

33

EXIST. COUNTY RETENTION POND

S 7°13'13" W
205.12'

205.02'

34

SECTION CORNER

WL D=41"

SW WHITE ASH GLEN

64.92'

249.96'
S 89°35'26" E

4

3

RETENTION POND 4

SW OLD CYPRESS WAY

SW OLD PECAN COURT

241.92'
S 7°15'01" W

WL D=47"

WL D=53"

WL D=57"

SW GRAND MAGNOLIA GLEN

WL D=36"

WETLANDS AREA

R=1105.92'
L=440.13'
Δ=22°48'08"

WESTERLY R/W LINE
OF PINEMOUNT RD.
(CR-252)

WL D=41"

R=1105.92'
L=327.77'
Δ=16°58'53"

L=112.36'

S 60°33'18" W
534.81'

PINEMOUNT ROAD (CR-252)

N
1 INCH = 60 FEET
0 30 60

LEGEND	
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WL=WATER LINE	
D=DEPTH	

WATER SYSTEM AS-BUILTS
SHEET 7 OF 7

WATER SYSTEM AS-BUILTS
SHEET 7 OF 7

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Date: 09/10/2007	BARRY JOYE	Scale: 1" = 60'
Drafting: A V G		Field Book: 05-472
Computations: A V G		Work Order: 05-4682
Checked: T A D		File: B-23-32

CAD FILE: 4682B.DWG

TE :

1. LOOD P NE AREAS ARE DELINEATED BY FLOOD Z E A AS SHOWN.

. REAS W H SLOPES GREATER THAN 5% ARE DEPICT BY THE TOPOGRAPHIC CONTOUR LI S AS SHOWN.

. REAS O SOILS WHICH ARE MARGINALLY UITED FOR DEVELOPMENT PURPOSES A SHOWN ON THE ATTACHED U A NRCS SOIL SURVEY REPORT.

4 TREE CO R ON THE SUBJECT SITE IS MINIMAL. S AERIAL IMAGE BACKGROUND.

GRA IC SC E

200 0 100 200 400 FEE

LEGACY ENG EERING SOLUTIONS, INC.
P.O BOX 467
Lake City, L 32056
Ph. 386-243 8680
NG. License No. 31345

ITE ANALY S MAP

THE RES E RESERV AT
JEWEL LAKE

REVISION

JOB NUMBER: 170303SMI
DRAFTED BY: MC
CHECKED BY: MC
DESIGNED B MC
ENGINEER O RECORD:
P.E. NO.:
DATE:

SHEET NO.
1

Fil Locat n: X:\2017\L170303SMI\H. Cadd\SITE \SITE
ate Creat March 16, 2017
ate Last S ed: March 16, 2017
ate Plotte : March 16, 2017

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

United States Department of Agriculture

United States Department of Agriculture

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Columbia County, Florida

PrefacePreface

Soil surveys contain information that af
They highlight soil limitations that af
about the properties of the soils in the survey areas. Soil surveys are designed forabout the properties of the soi
many different users, including farmers, ranchers, foresters, agronomists, urban
planners, community officials, engineers, developers, builders, and home buyers.
Also, conservationists, teachers, students, and specialists in recreation, wasteAlso, conservationists, teachers, s
disposal, and pollution control can use the surveys to help them understand,disposal, and pollution control can u
protect, or enhance the environment.protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may imposearious land use regulations o
special restrictions on land use or land treatment. Soil surveys identify soilspecial restrictions on land use or lan
properties that are used in making various land use or land treatment decisions.properties that are used in maki
The information is intended to help the land users identify and reduce the effects of
soil limitations on various land uses. The landowner or user is responsible forsoil limitations on various land use
identifying and complying with existing laws and regulations.identifying and complying with existing laws and reg

Although soil survey information can be used for general farm, local, and wider areaAlthough soil survey informa
planning, onsite investigation is needed to supplement this information in someplanning, onsite investigation is n
cases. Examples include soil quality assessments (https://www.nrcs.usda.gov/wps/quality assessments (
portal/nrcs/main/soils/health/) and certain conservation and engineering
applications. For more detailed information, contact your local USDA Service Centerapplications. For more deta
(https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil
Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?
cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are ferences in soil prop
seasonally wet or subject to flooding. Some are too unstable to be used as aseasonally wet or subject to floodin
foundation for buildings or roads. Clayey or wet soils are poorly suited to use asfoundation for buildings or roads
septic tank absorption fields. A high water table makes a soil poorly suited toseptic tank absorption fields. A high
basements or underground installations.basements or underground installations.

The National Cooperative Soil Survey is a joint ef
Department of Agriculture and other Federal agencies, State agencies including theDepartment of Agriculture a
Agricultural Experiment Stations, and local agencies. The Natural ResourcesAgricultural Experiment Stations, a
Conservation Service (NRCS) has leadership for the Federal part of the NationalConservation Service (NRCS)
Cooperative Soil Survey.

Information about soils is updated periodically
through the NRCS W

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and where applicable, sex, marital status, familial status, parental status, religion,and where applicable, sex, ma
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1—Albany fine sand, 0 to 5 percent slopes
8—Blanton fine sand, 0 to 5 percent slopes
13—Bonneau fine sand, 2 to 5 percent slopes
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How Soil Surveys Are MadeHow Soil Surve

Soil surveys are made to provide information about the soils and miscellaneousSoil surveys are made to provid
areas in a specific area. They include a description of the soils and miscellaneousareas in a specific area. They
areas and their location on the landscape and tables that show soil properties andareas and their location on th
limitations af limitations affecting various use
and shape of the slopes; the general pattern of drainage; the kinds of crops andand shape of the slopes; the ge
native plants; and the kinds of bedrock. They observed and described many soilnative plants; and the kinds of b
profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. Theprofiles. A soil profile is the sec
profile extends from the surface down into the unconsolidated material in which theprofile extends from the surf
soil formed or from the surface down to bedrock. The unconsolidated material issoil formed or from the surface
devoid of roots and other living organisms and has not been changed by otherdevoid of roots and other living or
biological activity biological activity.

Currently, soils are mapped according to the boundaries of major land resource, soils are mapped according to
areas (MLRAs). MLRAs are geographically associated land resource units thatareas (MLRAs). MLRAs are geog
share common characteristics related to physiography, geology, climate, water share common characteristics related to physiography
resources, soils, biological resources, and land uses (USDA, 2006). Soil surveyresources, soils, biological resou
areas typically consist of parts of one or more MLRA.areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern thatThe soils and miscellaneous
is related to the geology is related to the geology, landfor
area. Each kind of soil and miscellaneous area is associated with a particular kindarea. Each kind of soil and mi
of landform or with a segment of the landform. By observing the soils andof landform or with a segment of the la
miscellaneous areas in the survey area and relating their position to specificmiscellaneous areas in the survey a
segments of the landform, a soil scientist develops a concept, or model, of how theysegments of the landform, a
were formed. Thus, during mapping, this model enables the soil scientist to predictwere formed. Thus, during m
with a considerable degree of accuracy the kind of soil or miscellaneous area at awith a considerable degree of
specific location on the landscape.specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their , individual soils on the la
characteristics gradually change. T characteristics gradually chan
scientists must determine the boundaries between the soils. They can observe onlyscientists must determine th
a limited number of soil profiles. Nevertheless, these observations, supplementeda limited number of soil profile
by an understanding of the soil-vegetation-landscape relationship, are sufficient to by an understanding of the soil-vegeta
verify predictions of the kinds of soil in an area and to determine the boundaries.verify predictions of the kinds o

Soil scientists recorded the characteristics of the soil profiles that they studied. TheySoil scientists recorded the
noted soil color noted soil color, texture, size
fragments, distribution of plant roots, reaction, and other features that enable themfragments, distribution of plan
to identify soils. After describing the soils in the survey area and determining theirto identify soils. After describin
properties, the soil scientists assigned the soils to taxonomic classes (units).properties, the soil scientists assign
Taxonomic classes are concepts. Each taxonomic class has a set of soil axonomic classes are concepts. Each
characteristics with precisely defined limits. The classes are used as a basis forcharacteristics with precisely de
comparison to classify soils systematically comparison to classify soils s
classification used in the United States, is based mainly on the kind and characterclassification used in the Unite
of soil properties and the arrangement of horizons within the profile. After the soilof soil properties and the arran

scientists classified and named the soils in the survey area, they compared thescientists classified and named t
individual soils with similar soils in the same taxonomic class in other areas so thatindividual soils with similar so
they could confirm data and assemble additional data based on experience andthey could confirm data and ass
research.

The objective of soil mapping is not to delineate pure map unit components; theThe objective of soil mapping is
objective is to separate the landscape into landforms or landform segments thatobjective is to separate the land
have similar use and management requirements. Each map unit is defined by ahave similar use and manageme
unique combination of soil components and/or miscellaneous areas in predictableunique combination of soil cor
proportions. Some components may be highly contrasting to the other componentsproportions. Some componer
of the map unit. The presence of minor components in a map unit in no wayof the map unit. The presence of mi
diminishes the usefulness or accuracy of the data. The delineation of suchdiminishes the usefulness or accurac
landforms and landform segments on the map provides suf landforms and landform seg
development of resource plans. If intensive use of small areas is planned, onsitedevelopment of resource plans
investigation is needed to define and locate the soils and miscellaneous areas.investigation is needed to define

Soil scientists make many field observations in the process of producing a soil map.Soil scientists make many fi
The frequency of observation is dependent upon several factors, including scale ofThe frequency of observation
mapping, intensity of mapping, design of map units, complexity of the landscape,mapping, intensity of mapping,
and experience of the soil scientist. Observations are made to test and refine theand experience of the soil scien
soil-landscape model and predictions and to verify the classification of the soils atsoil-landscape model and prec
specific locations. Once the soil-landscape model is refined, a significantly smallerspecific locations. Once the s
number of measurements of individual soil properties are made and recorded.number of measurements of indiv
These measurements may include field measurements, such as those for color,These measurements may inclu
depth to bedrock, and texture, and laboratory measurements, such as those fordepth to bedrock, and texture, a
content of sand, silt, clay, salt, and other soil components. Properties of each soil
typically vary from one point to another across the landscape.typically vary from one point to another across the

Observations for map unit components are aggregated to develop ranges ofObservations for map unit compone
characteristics for the components. The aggregated values are presented. Directcharacteristics for the compone
measurements do not exist for every property presented for every map unitmeasurements do not exist for every
component. Values for some properties are estimated from combinations of other
properties.

While a soil survey is in progress, samples of some of the soils in the area generallyWhile a soil survey is in pro
are collected for laboratory analyses and for engineering tests. Soil scientistsare collected for laboratory analyse
interpret the data from these analyses and tests as well as the field-observedinterpret the data from these analy
characteristics and the soil properties to determine the expected behavior of thecharacteristics and the soil prop
soils under dif soils under different uses. Int
observation of the soils in dif observation of the soils in dif
Some interpretations are modified to fit local conditions, and some newSome interpretations are modified to fit l
interpretations are developed to meet local needs. Data are assembled from otherinterpretations are developed
sources, such as research information, production records, and field experience ofsources, such as research inf
specialists. For example, data on crop yields under defined levels of managementspecialists. For example, data
are assembled from farm records and from field or plot experiments on the sameare assembled from farm reco
kinds of soil.kinds of soil.

Predictions about soil behavior are based not only on soil properties but also onPredictions about soil behavior a
such variables as climate and biological activity such variables as climate ar
long periods of time, but they are not predictable from year to year.For example,long periods of time, but they are not predicta
soil scientists can predict with a fairly high degree of accuracy that a given soil willsoil scientists can predict with
have a high water table within certain depths in most years, but they cannot predicthave a high water table withi
that a high water table will always be at a specific level in the soil on a specific date.that a high water table will a

After soil scientists located and identified the significant natural bodies of soil in theAfter soil scientists located a
survey area, they drew the boundaries of these bodies on aerial photographs andsurvey area, they drew the bo

identified each as a specific map unit. Aerial photographs show trees, buildings,identified each as a specific ma
fields, roads, and rivers, all of which help in locating boundaries accuratelyfields, roads, and rivers, all of which h

Soil MapSoil Map

The soil map section includes the soil map for the defined area of interest, a list ofThe soil map section includes
soil map units on the map and extent of each map unit, and cartographic symbolssoil map units on the map and
displayed on the map. Also presented are various metadata about data used todisplayed on the map. Also pres
produce the map, and a description of each soil map unit.produce the map, and a description of each soil map u

82° 43' 1" W
82° 42' 3" W
30° 10' 5" N
30° 10' 6" N
33 400
334 0
3346 0
3347 0
3348 0
3349 0
3350 0
3351 0
3352 0
3353 0
334 00
334 300
334 200
334 100
334 000
333 900
333 800
333 700
333 600
333 500
333 400
333 300
333 200
333 100
33 900
3338800
33 800
Hillside Ln
Mosey Ln
County Road 252
252
Litteray Dr
Marics Rd
31
20
20
51
1
20
8
4
99
57
1
8
8
Soil Map may not be valid at this scale.
Ma Scale: :4,570 if printed on B portrait (11" x 17") sheet.
Me ers
0 50 00 200 300
F et
00 00 800 1200
N
Map pro c on: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGENDMAP LEGEND

Area of Interest (AOI)Area of Interest (AOI)

- Area of Interest (AOI)Area of Interest (AOI)

Soils

- Soil Map Unit PolygonsSoil Map Unit PolygonsSoil Map Unit Polygons
- Soil Map Unit LinesSoil Map Unit Lines
- Soil Map Unit PointsSoil Map Unit Points

Special Point FeaturesSpecial Point Features

- Blowout
- Borrow PitBorrow Pit
- Clay Spot
- Closed DepressionClosed Depression
- Gravel Pit
- Gravelly SpotGravelly Spot
- Landfill
- Lava Flow
- Marsh or swampMarsh or swamp
- Mine or QuarryMine or Quarry
- Miscellaneous W Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded SpotSeverely Eroded Spot
- Sinkhole
- Slide or SlipSlide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot ery Stony Spot
- Wet Spot
- Other
- Special Line FeaturesSpecial Line FeaturesSpecial Line Features

Water Features ater Features

- Streams and CanalsStreams and Canals

Transportation ransportation

- Rails
- Interstate HighwaysInterstate HighwaysInterstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial PhotographyAerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped atThe soil surveys that comprise your
1:24,000.

Warning: Soil Map may not be valid at this scale.arning: Soil Map may not be valid at this sca

Enlargement of maps beyond the scale of mapping can causeEnlargement of maps beyond
misunderstanding of the detail of mapping and accuracy of soilmisunderstanding of the detai
line placement. The maps do not show the small areas ofline placement. The maps do not sh
contrasting soils that could have been shown at a more detailedcontrasting soils that could h
scale.

Please rely on the bar scale on each map sheet for mapPlease rely on the bar scale on each
measurements.measurements.

Source of Map: Source of Map: Natural Resourc
Web Soil Survey URL: eb Soil Survey URL:
Coordinate System: Coordinate System: Web Mercator (EPSG:3857)eb Mercator (EPSG:3857)

Maps from the W Maps from the Web Soil Su
projection, which preserves direction and shape but distortsprojection, which preserves direc
distance and area. A projection that preserves area, such as thedistance and area. A project
Albers equal-area conic projection, should be used if moreAlbers equal-area conic projection
accurate calculations of distance or area are required.accurate calculations of distance or ar

This product is generated from the USDA-NRCS certified data asThis product is generated f
of the version date(s) listed below of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
Survey Area Data: Survey Area Data: ersion 12, Sep 23, 2016

Soil map units are labeled (as space allows) for map scalesSoil map units are labeled (as sp
1:50,000 or larger 1:50,000 or larger.

Date(s) aerial images were photographed: Date(s) aerial images were p

The orthophoto or other base map on which the soil lines wereThe orthophoto or other base
compiled and digitized probably dif compiled and digitized probably
imagery displayed on these maps. As a result, some minorimagery displayed on these maps
shifting of map unit boundaries may be evident.shifting of map unit boundaries may be evide

Map Unit Legend (The Reserve at JewelMap Unit Legend (
Lake)

	Columbia County	Columbia County, Florida (FL023)		
Map Unit Symbol	Map Unit Symbo	Map Unit Name	Map Unit Name	Acres in AOI	Percent of AOI	Percent of AOI
1	Albany fine sand, 0 to 5 percent slopes	Albany fine sand, 0 to 5 percent	Albany fine sand, 0 to 5 percent	33.7	27.3%	27.3%
8	Blanton fine sand, 0 to 5 percent slopes	Blanton fine sand, 0 to 5 percent	Blanton fine sand, 0 to 5 percent	2.2	1.8%	1.8%
13	Bonneau fine sand, 2 to 5 percent slopes	Bonneau fine sand, 2 to 5 percent	Bonneau fine sand, 2 to 5 percent	0.1	0.1%	0.1%
14	Bonneau fine sand, 5 to 8 percent slopes	Bonneau fine sand, 5 to 8 percent	Bonneau fine sand, 5 to 8 percent	13.0	10.5%	10.5%
20	Chipley fine sand, 0 to 5 percent slopes	Chipley fine sand, 0 to 5 percent	Chipley fine sand, 0 to 5 percent	11.7	9.5%	9.5%
51	Plummer fine sand	Plummer fine sand	Plummer fine sand	9.3	Plummer fine sand	7.6%
57	Surrency fine sand	Surrency fine sand	Surrency fine sand	48.2	Surrency fine sand	39.0%
99	Water			5.2	4.2%	4.2%
Totals for Area of Interest	**otals for Area of Interest**			**123.5**	**100.0%**	

Map Unit Descriptions (The Reserve atMap Unit Descriptio
Jewel Lake)

The map units delineated on the detailed soil maps in a soil survey represent theThe map units delineated on th
soils or miscellaneous areas in the survey area. The map unit descriptions, alongsoils or miscellaneous areas in
with the maps, can be used to determine the composition and properties of a unit.with the maps, can be used to

A map unit delineation on a soil map represents an area dominated by one or moreA map unit delineation on a
major kinds of soil or miscellaneous areas. A map unit is identified and namedmajor kinds of soil or miscellaneo
according to the taxonomic classification of the dominant soils. Within a taxonomicaccording to the taxonomic cl
class there are precisely defined limits for the properties of the soils. On theclass there are precisely defined lim
landscape, however, the soils are natural phenomena, and they have the
characteristic variability of all natural phenomena. Thus, the range of somecharacteristic variability of all natural
observed properties may extend beyond the limits defined for a taxonomic class.observed properties may exten
Areas of soils of a single taxonomic class rarely, if ever, can be mapped without
including areas of other taxonomic classes. Consequently, every map unit is
up of the soils or miscellaneous areas for which it is named and some minorup of the soils or miscellaneous are
components that belong to taxonomic classes other than those of the major soils.components that belong to tax

Most minor soils have properties similar to those of the dominant soil or soils in theMost minor soils have proper
map unit, and thus they do not af map unit, and thus they do not affe
noncontrasting, or similar noncontrasting, or similar, comp
particular map unit description. Other minor components, however, have properties unit description. Other minor c
and behavioral characteristics divergent enough to af and behavioral characteristic
management. These are called contrasting, or dissimilar management. These are called con
generally are in small areas and could not be mapped separately because of thegenerally are in small areas an

scale used. Some small areas of strongly contrasting soils or miscellaneous areasscale used. Some small areas
are identified by a special symbol on the maps. If included in the database for aare identified by a special symbo
given area, the contrasting minor components are identified in the map unitgiven area, the contrasting minor co
descriptions along with some characteristics of each. A few areas of minordescriptions along with some charact
components may not have been observed, and consequently they are notcomponents may not have been obse
mentioned in the descriptions, especially where the pattern was so complex that itmentioned in the descriptions
was impractical to make enough observations to identify all the soils andwas impractical to make enough observ
miscellaneous areas on the landscape.miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes theThe presence of minor components i
usefulness or accuracy of the data. The objective of mapping is not to delineateusefulness or accuracy of the da
pure taxonomic classes but rather to separate the landscape into landforms orpure taxonomic classes but rathe
landform segments that have similar use and management requirements. Thelandform segments that have simi
delineation of such segments on the map provides suf delineation of such segments on
development of resource plans. If intensive use of small areas is planned, however,development of resource pla
onsite investigation is needed to define and locate the soils and miscellaneousonsite investigation is needed to
areas.

An identifying symbol precedes the map unit name in the map unit descriptions.An identifying symbol precedes
Each description includes general facts about the unit and gives important soilEach description includes genera
properties and qualities.properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for Soils that have profiles that are almost alike make up a
differences in texture of the surface layer, all the soils of a series have surface layer
horizons that are similar in composition, thickness, and arrangement.horizons that are similar in composition, thi

Soils of one series can dif Soils of one series can differ in text
salinity, degree of erosion, and other characteristics that affect their use. On the
basis of such dif soil phases. Most of the soil series is divided into
shown on the detailed soil maps are phases of soil series. The name of a soil phaseshown on the detailed soil m
commonly indicates a feature that af commonly indicates a feature
silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.silt loam, 0 to 2 percent slopes, is a phase of the A

Some map units are made up of two or more major soils or miscellaneous areas.Some map units are made up
These map units are complexes, associations, or undif These map units are complexes, asso

A *complex* consists of two or more soils or miscellaneous areas in such an intricate consists of two or more soils
pattern or in such small areas that they cannot be shown separately on the maps.pattern or in such small areas
The pattern and proportion of the soils or miscellaneous areas are somewhat similarThe pattern and proportion
in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.in all areas. Alpha-Beta complex, 0 to 6 p

An *association* is made up of two or more geographically associated soils or
miscellaneous areas that are shown as one unit on the maps. Because of presentmiscellaneous areas that are
or anticipated uses of the map units in the survey area, it was not consideredor anticipated uses of the map unit
practical or necessary to map the soils or miscellaneous areas separately. Thepractical or necessary to map the soils
pattern and relative proportion of the soils or miscellaneous areas are somewhatpattern and relative proportion
similar. Alpha-Beta association, 0 to 2 percent slopes, is an example. . Alpha-Beta association, 0 to 2 perc

An *undifferentiated group* is made up of two or more soils or miscellaneous areas
that could be mapped individually but are mapped as one unit because similarthat could be mapped individually
interpretations can be made for use and management. The pattern and proportioninterpretations can be made f
of the soils or miscellaneous areas in a mapped area are not uniform. An area canof the soils or miscellaneous
be made up of only one of the major soils or miscellaneous areas, or it can be madebe made up of only one of t
up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.up of all of them. Alpha and Beta so

Some surveys include *miscellaneous areas*. Such areas have little or no soil
material and support little or no vegetation. Rock outcrop is an example.material and support little or no vegetati

Columbia County Columbia County, Florida

1—Albany fine sand, 0 to 5 percent slopes1—Albany fine sand, 0 to 5 percent slopes

Map Unit SettingMap Unit Setting

National map unit symbol: 2v176 *National map unit symbol:*
Elevation: 10 to 190 feet
Mean annual precipitation: 51 to 59 inches *Mean annual precipitation:*
Mean annual air temperature: 66 to 70 degrees F *Mean annual air temperature:*
Frost-free period: 280 to 310 days *Frost-free period:*
Farmland classification: Not prime farmland *Farmland classification:*

Map Unit CompositionMap Unit Composition

Albany and similar soils: 90 percent *Albany and similar soils:*
Minor components: 10 percent *Minor components:*
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of AlbanyDescription of Albany

Setting

Landform: Ridges on marine terraces *Landform:*
Landform position (two-dimensional): Shoulder *Landform position (two-dimensional):*
Landform position (three-dimensional): Landform position *Landform position (three-dimensional):*
Down-slope shape: Convex *Down-slope shape:*
Across-slope shape: Linear *Across-slope shape:*
Parent material: Sandy material *Parent material:* Sandy marine deposits

Typical profile ypical profile

A - 0 to 9 inches: Fine sand *A - 0 to 9 inches:*
E - 9 to 57 inches: Fine sand *E - 9 to 57 inches:*
Bt - 57 to 63 inches: Fine sand *Bt - 57 to 63 inches:*
Btg - 63 to 80 inches: Sandy clay loam *Btg - 63 to 80 inches:*

Properties and qualitiesProperties and qualities

Slope: 0 to 5 percent0 to 5 percent
Depth to restrictive feature: Depth to restrictive feature *Depth to restrictive feature:*
Natural drainage class: Somewhat poorly drained *Natural drainage class:*
Runoff class: Negligible *Runoff class:*
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tra *Capacity of the most limiting layer to tra*
high (0.20 to 2.00 in/hr)high (0.20 to 2.00 in/hr)
Depth to water table: Depth to water table *Depth to water table:* 12 to 30 inches
Frequency of flooding: None *Frequency of flooding:*
Frequency of ponding: None *Frequency of ponding:*
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) *Salinity, maximum in profile:*
Sodium adsorption ratio, maximum in profile: 4.0 *Sodium adsorption ratio, maximum in profile:*
Available water storage in profile: Moderate (about 6.1 inches) *Available water storage in profile:*

Interpretive groupsInterpretive groups

Land capability classification (irrigated): None specified *Land capability classification (irrigated):*
Land capability classification (nonirrigated): 3e *Land capability classification (nonirrigated):*
Hydrologic Soil Group: A/D *Hydrologic Soil Group:*
Other vegetative classification: Other vegetative classification *Other vegetative classification:* (R138XY004FL), Sandy soils on rises and knolls of mesic uplands (G138XA131FL)soils on rises and knolls of mesic u
Hydric soil rating: No *Hydric soil rating:*

Minor ComponentsMinor ComponentsMinor Components

Blanton

Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional):
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Upland Hardwood Hammock (R152AY008FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G138XA121FL)Sandy soils on rises
Hydric soil rating: Hydric soil rating:

Hurricane

Percent of map unit: Percent of map unit:
Landform: Flats on marine terraces, rises on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional):
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: North Florida Flatwoods (R152AY004FL), Sandy soils on rises and knolls of mesic uplands (G138XA131FL)soils on rises and knolls of mesic u
Hydric soil rating: Hydric soil rating:

Chipley

Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, flats on marine terraces, rises on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional):
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: Hydric soil rating:

8—Blanton fine sand, 0 to 5 percent slopes8—Blanton fine sand, 0 to 5 percent slope

Map Unit SettingMap Unit Setting

National map unit symbol: National map unit symbol:
Elevation: 30 to 200 feet
Mean annual precipitation: Mean annual precipitation:
Mean annual air temperature: Mean annual air temperature:
Frost-free period: Frost-free period:
Farmland classification: Farmland classification:

Map Unit CompositionMap Unit Composition

Blanton and similar soils: Blanton and similar soils:
Minor components: Minor components:

Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of BlantonDescription of Blanton

Setting

Landform: Landform: Ridges on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Landform position (three-dimensional): Side slope, interfluve, riser
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Parent material: Parent material: Sandy and loamy marine deposits

Typical profile ypical profile

A - 0 to 7 inches: A - 0 to 7 inches: Fine sand
E - 7 to 52 inches: E - 7 to 52 inches: Fine sand
Bt - 52 to 80 inches: Bt - 52 to 80 inches: Fine sandy loam

Properties and qualitiesProperties and qualities

Slope: 0 to 5 percent0 to 5 percent
Depth to restrictive feature: Depth to restrictive feature: More than 80 inches
Natural drainage class: Natural drainage class: Moderately well drained
Runoff class: Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tr Moderately high (0.20 to 6.00 in/hr)high (0.20 to 6.00 in/hr)
Depth to water table: Depth to water table: About 42 to 72 inches
Frequency of flooding: Frequency of flooding: None
Frequency of ponding: Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)*Salinity, maximum in profile:* Very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Available water storage in profile: Low (about 3.6 inches)

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: Hydrologic Soil Group: A
Other vegetative classification: Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G138XA121FL)uplands (G138XA121FL)
Hydric soil rating: Hydric soil rating: No

Minor ComponentsMinor Components

Albany

Percent of map unit: Percent of map unit: Percent of map unit: Percent of map unit:
Landform: Ridges on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification (R138XY004FL), Sandy soils on rises and knolls of mesic uplands (G138XA131FL)soils on rises and knolls of mesic u
Hydric soil rating: Hydric soil rating: No

Troup

Percent of map unit: Percent of map unit: Percent of map unit: Percent of map unit:
Landform: Knolls, ridges
Landform position (two-dimensional): Landform position (two-dimensional):

Landform position (three-dimensional): Landform position (three-dimensional): Landform position (
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Ecological site: Ecological site: Turkey Oak Hills (R133AY002FL)
Other vegetative classification: Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G133AA111FL)1FL)
Hydric soil rating: Hydric soil rating:

Chipley

Percent of map unit: Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, flats on marine terraces, rises on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional): Shoulder, footslope
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Sandy soils on knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: Hydric soil rating:

Alpin

Percent of map unit: Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces, flatwoods on marine terracesmarine terraces
Landform position (two-dimensional): Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Sand Pine Scrub (R158AY001FL), Sandy soils on ridges and dunes of xeric uplands (G138XA1 ridges and dunes of xeric uplands (G138XA
Hydric soil rating: Hydric soil rating:

13—Bonneau fine sand, 2 to 5 percent slopes13—Bonneau fine sand, 2 to 5 percent

Map Unit SettingMap Unit Setting

National map unit symbol: National map unit symbol: 2v0q7
Elevation: 30 to 200 feet
Mean annual precipitation: Mean annual precipitation: 50 to 60 inches
Mean annual air temperature: Mean annual air temperature: 64 to 72 degrees F
Frost-free period: Frost-free period: 240 to 300 days
Farmland classification: Farmland classification: Not prime farmland

Map Unit CompositionMap Unit Composition

Bonneau and similar soils: Bonneau and similar soils: 88 percent
Minor components: Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of BonneauDescription of BonneauDescription of Bonneau

Setting

Landform: Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve, riser
Down-slope shape: Down-slope shape: Convex, linear
Across-slope shape: Across-slope shape: Convex
Parent material: Parent material: Sandy and loamy marine deposits

Typical profile ypical profile

A - 0 to 7 inches: A - 0 to 7 inches: Fine sand
E - 7 to 27 inches: E - 7 to 27 inches: Fine sand
Bt - 27 to 80 inches: Bt - 27 to 80 inches: Sandy clay loam

Properties and qualitiesProperties and qualities

Slope: 2 to 5 percent2 to 5 percent
Depth to restrictive feature: Depth to restrictive feature: More than 80 inches
Natural drainage class: Natural drainage class: Moderately well drained
Runoff class: Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tra high (0.60 to 2.00 in/hr)high (0.60 to 2.00 in/hr)
Depth to water table: Depth to water table: About 42 to 60 inches
Frequency of flooding: Frequency of flooding: None
Frequency of ponding: Frequency of ponding: None
Salinity, maximum in profile: Maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Available water storage in profile: Low (about 5.9 inches)

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: Hydrologic Soil Group: B
Other vegetative classification: Other vegetative classification: Sandy vegetative classification: Ridges, knolls, and ridges of mesic uplands (G138XA221FL)of mesic uplands (G138XA221FL)
Hydric soil rating: Hydric soil rating: No

Minor ComponentsMinor Components

Ichetucknee

Percent of map unit: Percent of map unit: 4 percent
Landform: Knolls on marine terraces, hills on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve
Down-slope shape: Down-slope shape: Convex, linear
Across-slope shape: Across-slope shape: Convex
Other vegetative classification: Other vegetative classification: Loamy and clayey soils on flats and rises of mesic lowlands (G138XA331FL)lowlands (G138XA331FL)
Hydric soil rating: Hydric soil rating: No

Lucy

Percent of map unit: Percent of map unit: 4 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve
Down-slope shape: Down-slope shape: Convex, linear
Across-slope shape: Across-slope shape: Convex

Other vegetative classification: Sandy vegetative classification (Other vegetative classification:
mesic uplands (G138XA21 mesic uplands (G138XA211FL)
Hydric soil rating: Hydric soil rating:

Goldsboro

Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
*Other vegetative classification: Loamy vegetative classification (*flats and rises of mesic lowlands (G138XA331FL)lowlands (G138XA331FL)
Hydric soil rating: Hydric soil rating:

14—Bonneau fine sand, 5 to 8 percent slopes14—Bonneau fine sand, 5 to 8 percent

Map Unit SettingMap Unit Setting

National map unit symbol: National map unit symbol:
Elevation: 330 to 660 feet
Mean annual precipitation: Mean annual precipitation:
Mean annual air temperature: Mean annual air temperature:
Frost-free period: Frost-free period:
Farmland classification: Farmland classification:

Map Unit CompositionMap Unit Composition

Bonneau and similar soils: Bonneau and similar soils:
Minor components: Minor components:
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of BonneauDescription of Bonneau

Setting

Landform: Landform: marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Parent material: Parent material: sandy and loamy marine deposits

Typical profile ypical profile

A - 0 to 5 inches: A - 0 to 5 inches:
E - 5 to 22 inches: E - 5 to 22 inches:
Bt - 22 to 80 inches: Bt - 22 to 80 inches:

Properties and qualitiesProperties and qualities

Slope: 5 to 8 percent5 to 8 percent
Depth to restrictive feature: Depth to restrictive feature:
Natural drainage class: Natural drainage class:
Runoff class: Runoff class:
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tr
high (0.60 to 2.00 in/hr)high (0.60 to 2.00 in/hr)
Depth to water table: Depth to water table:

Frequency of flooding: Frequency of flooding: Frequency of flooding: None
Frequency of ponding: Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile: 1.0
Available water storage in profile: Very low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: Hydrologic Soil Group: B
Other vegetative classification: Sandy vegetative classification (G138XA221FL) Sandy vegetative classification (G138XA221FL)
Hydric soil rating: Hydric soil rating: No

Minor Components

Goldsboro

Percent of map unit: Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy vegetative classification (G138XA331FL)
Sandy vegetative classification (G138XA331FL)
Hydric soil rating: Hydric soil rating: No

Lucy

Percent of map unit: Percent of map unit: 5 percent
Landform: Ridges on marine terraces, hills on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy vegetative classification (G138XA211FL)
Sandy vegetative classification (G138XA21
Hydric soil rating: Hydric soil rating: No

Ichetucknee

Percent of map unit: Percent of map unit: 5 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy vegetative classification (G138XA322FL)
Sandy vegetative classification (G138XA322FL)
Hydric soil rating: Hydric soil rating: No

Ocilla

Percent of map unit: Percent of map unit: Percent of map unit: 5 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Interfluve
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy vegetative classification (G138XA231FL)
Sandy vegetative classification (G138XA231FL)
Hydric soil rating: Hydric soil rating: No

20—Chipley fine sand, 0 to 5 percent slopes20—Chipley fine sand, 0 to 5 percent slo

Map Unit SettingMap Unit Setting

National map unit symbol: Nation*National map unit symbol:*
Elevation: 330 to 660 feet
Mean annual precipitation: 50 to 58 inches*Mean annual precipitation:*
Mean annual air temperature: 64 to 72 degrees F*Mean annual air temperature:*
Frost-free period: 258 to 288 days*Frost-free period:*
Farmland classification: Not prime farmland*Farmland classification:*

Map Unit CompositionMap Unit Composition

Chipley and similar soils: 85 percent*Chipley and similar soils:*
Minor components: 15 percent*Minor components:*
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of ChipleyDescription of Chipley

Setting

Landform: Landform*Landform:* marine terraces, flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Landform*Landform position (three-dimensional):*
Down-slope shape: Down-slope*Down-slope shape:*
Across-slope shape: Across*Across-slope shape:*
Parent material: Parent material*Parent material:* deposits

Typical profile ypical profile

A - 0 to 7 inches: A*A - 0 to 7 inches:* fine sand
C - 7 to 80 inches: C*C - 7 to 80 inches:* fine sand

Properties and qualitiesProperties and qualities

Slope: 0 to 5 percent0 to 5 percent
Depth to restrictive feature: Depth to restrictive feature*Depth to restrictive feature:*
Natural drainage class: Natural drainage class*Natural drainage class:* Somewhat poorly drained
Runoff class: Runoff class*Runoff class:*
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tra*Capacity of the most limiting layer to tra* (6.00 to 20.00 in/hr)to 20.00 in/hr)
Depth to water table: Depth to water table*Depth to water table:* 24 to 36 inches
Frequency of flooding: Frequency*Frequency of flooding:*
Frequency of ponding: Frequency*Frequency of ponding:*
Salinity, maximum in profile: Nonsaline*Nonsaline, maximum in profile:* Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 3.0*Sodium adsorption ratio, maximum in profile:*
Available water storage in profile: Available water storage*Available water storage in profile:*

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability*Land capability classification (irrigated):*
Land capability classification (nonirrigated): Land capability*Land capability classification (nonirrigated):*
Hydrologic Soil Group: Hydrologic*Hydrologic Soil Group:*
Other vegetative classification: Other vegetative classification*Other vegetative classification:* Sand vegetative classification of mesic uplands (G138XA131FL)(G138XA131FL)

Hydric soil rating: No
Hydric soil rating: Hydric soil rating:

Minor ComponentsMinor Components

Lakeland

Percent of map unit: 3 percent
Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform
Landform position (three-dimensional):
Down-slope shape: Down-slope
Down-slope shape:
Across-slope shape: Across-slope
Across-slope shape:
Other vegetative classification: Sand vegetative classification
Other vegetative classification:
Sand vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G138XA111FL) 1FL)
Hydric soil rating: No
Hydric soil rating:

Alpin

Percent of map unit: 3 percent
Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces, flats on marine terraces
Landform position (three-dimensional): Landform
Landform position (three-dimensional):
Down-slope shape: Down-slope
Down-slope shape:
Across-slope shape: Across-slope
Across-slope shape:
Other vegetative classification: Sand vegetative classification
Other vegetative classification:
Sand vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G138XA111FL)1FL)
Hydric soil rating: No
Hydric soil rating:

Hurricane

Percent of map unit: 3 percent
Percent of map unit:
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Landform
Landform position (three-dimensional):
Down-slope shape: Down-slope
Down-slope shape:
Across-slope shape: Across-slope
Across-slope shape:
Other vegetative classification: Sand vegetative classification
Other vegetative classification:
Sand vegetative classification: Sandy soils on ridges and knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: No
Hydric soil rating:

Blanton

Percent of map unit: 3 percent
Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position
Landform position (three-dimensional):
Down-slope shape: Down-slope
Down-slope shape:
Across-slope shape: Across-slope
Across-slope shape:
Other vegetative classification: Sand vegetative classification
Other vegetative classification:
Sand vegetative classification: Sandy soils on ridges, knolls, and ridges of mesic uplands (G138XA121FL)uplands (G138XA121FL)
Hydric soil rating: No
Hydric soil rating:

Albany

Percent of map unit: 3 percent
Percent of map unit: Percent of map unit:
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position
Landform position (three-dimensional):
Down-slope shape: Down-slope
Down-slope shape:
Across-slope shape: Across-slope
Across-slope shape:
Other vegetative classification: Sand vegetative classification
Other vegetative classification:
Sand vegetative classification: Sandy soils on ridges and knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: No
Hydric soil rating:

51—Plummer fine sand51—Plummer fine sand51—Plummer fine sand

Map Unit SettingMap Unit Setting

National map unit symbol: National map unit symbol:
Elevation: 130 to 660 feet
Mean annual precipitation: Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: Mean annual air temperature: 64 to 72 degrees F
Frost-free period: Frost-free period: 258 to 288 days
Farmland classification: Farmland classification: Not prime farmland

Map Unit CompositionMap Unit Composition

Plummer, non-hydric, and similar soils: 70 percent*Plummer, non-hydric, and similar soils:*
Plummer, hydric, and similar soils: 10 percent*Plummer, hydric, and similar soils:*
Minor components: Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of Plummer Description of Plummer, Non-hydric

Setting

Landform: Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Talf
Down-slope shape: Down-slope shape: Linear
Across-slope shape: Across-slope shape: Linear
Parent material: Parent material: Sandy and loamy marine deposits

Typical profile ypical profile

A11 - 0 to 4 inches: fine sand*A11 - 0 to 4 inches:*
A12 - 4 to 9 inches: A12 - 4 to 9 inches: fine sand
E - 9 to 56 inches: E - 9 to 56 inches: fine sand
Btg1 - 56 to 58 inches: Btg1 - 56 to 58 inches: sandy loam
Btg2 - 58 to 80 inches: Btg2 - 58 to 80 inches: sandy loam

Properties and qualitiesProperties and qualities

Slope: 0 to 2 percent0 to 2 percent
Depth to restrictive feature: Depth to restrictive feature: More than 80 inches
Natural drainage class: Natural drainage class: Poorly drained
Runoff class: Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tra Moderately high (0.20 to 0.58 in/hr)*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.58 in/hr)
Depth to water table: Depth to water table 0 to 18 inches
Frequency of flooding: Frequency of flooding: None
Frequency of ponding: Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)*Salinity, maximum in profile:* Very slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile: 3.0
Available water storage in profile: Available water storage in profile: Low (about 3.8 inches)

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: Hydrologic Soil Group: Hydrologic Soil Group: A/D
Other vegetative classification: Other vegetative classification: Sandy soils on flats of marine or hydric lowlands (G138XA141FL)(G138XA141FL)
Hydric soil rating: Hydric soil rating: No

Description of Plummer **Description of Plummer, Hydric**

Setting

Landform: Landform: Flats on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Tall
Down-slope shape: Down-slope shape: Linear
Across-slope shape: Across-slope shape: Linear
Parent material: Parent material: Sandy and loamy marine deposits

Typical profileypical profile

A11 - 0 to 4 inches: 1 - 0 to 4 inches: fine sand
A12 - 4 to 9 inches: 4 - 4 to 9 inches: fine sand
E - 9 to 56 inches: E - 9 to 56 inches: fine sand
Btg1 - 56 to 58 inches: Btg1 - 56 to 58 inches: fine sandy loam
Btg2 - 58 to 80 inches: Btg2 - 58 to 80 inches: sandy clay loam

Properties and qualitiesProperties and qualities

Slope: 0 to 2 percent0 to 2 percent
Depth to restrictive feature: Depth to restrictive feature: Depth to restrictive feature:
Natural drainage class: Natural drainage class: Natural drainage class:
Runoff class: Runoff class: Runoff class:
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tra Capacity of the most limiting layer to transmit water (Ksat): 0.20 to 0.58 in/hr)to 0.58 in/hr)
Depth to water table: Depth to water table: Depth to water table: 0 to 12 inches
Frequency of flooding: Frequency of flooding: Frequency of flooding:
Frequency of ponding: Frequency of ponding: Frequency of ponding:
Salinity, maximum in profile: Nonsaline, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Available water storage in profile: Low (about 3.8 inches)

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated): Land capability classification (irrigated):
Land capability classification (nonirrigated): Land capability classification (nonirrigated): Land capability classification (nonirrigated):
Hydrologic Soil Group: Hydrologic Soil Group: A/D
Other vegetative classification: Other vegetative classification: Sandy soils on flats of marine or hydric lowlands (G138XA141FL)(G138XA141FL)
Hydric soil rating: Hydric soil rating: Yes

Minor ComponentsMinor Components

Albany

Percent of map unit: Percent of map unit: Percent of map unit: 7
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape: Convex
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy soils on ridges and knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: Hydric soil rating: No

HurricaneHurricane

Percent of map unit: Percent of map unit: 7 percent
Landform: Flats on marine terraces, rises on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Landform
Down-slope shape: Down-slope shape: Down-slope
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G138XA131FL)(G138XA131FL)
Hydric soil rating: Hydric soil rating: No

Pelham, non-hydricPelham, non-hydric

Percent of map unit: Percent of map unit: 6 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Talf
Down-slope shape: Down-slope shape: Down-slope
Across-slope shape: Across-slope shape: Linear
Other vegetative classification: Other vegetative classification: Sandy soils on flats of hydric or mesic lowlands (G138XA241FL)lowlands (G138XA241FL)
Hydric soil rating: Hydric soil rating: No

57—Surrency fine sand57—Surrency fine sand

Map Unit SettingMap Unit Setting

National map unit symbol: National map unit symbol: 1v5
Elevation: 130 to 560 feet
Mean annual precipitation: Mean annual precipitation: 50 to 58 inches
Mean annual air temperature: Mean annual air temperature: 64 to 72 degrees F
Frost-free period: Frost-free period: 258 to 288 days
Farmland classification: Farmland classification: Not farmland

Map Unit CompositionMap Unit Composition

Surrency and similar soils: Surrency and similar soils: 30 percent
Minor components: Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of SurrencyDescription of Surrency

Setting

Landform: Landform: Depressions on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional): Dip
Down-slope shape: Down-slope shape: Down-slope
Across-slope shape: Across-slope shape: Concave
Parent material: Parent material: Sandy and loamy marine deposits

Typical profile ypical profile

A - 0 to 16 inches: A - 0 to 16 inches: Fine sand
E - 16 to 38 inches: E - 16 to 38 inches: Fine sand
Btg - 38 to 80 inches: Btg - 38 to 80 inches: Sandy clay loam

Properties and qualitiesProperties and qualitiesProperties and qualities

Slope: 0 to 1 percent0 to 1 percent
Depth to restrictive feature: Depth to restrictive feature:
Natural drainage class: Natural drainage class:
Runoff class: Runoff class:
Capacity of the most limiting layer to transmit water (Ksat): Capacity of the most limiting layer to tr
high (0.60 to 2.00 in/hr)high (0.60 to 2.00 in/hr)
Depth to water table: Depth to water table:
Frequency of flooding: Frequency of flooding:
Frequency of ponding: Frequency of ponding:
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: Sodium adsorption ratio, maximum in profile:
Available water storage in profile: Available water storage in profile:

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated):
Land capability classification (nonirrigated): Land capability classification (nonirrigated):
Hydrologic Soil Group: Hydrologic Soil Group:
Other vegetative classification: Other vegetative classification: Shady vegetative classification (G138XA245FL)Shady vegetative classification (G138XA245FL)
Hydric soil rating: Hydric soil rating:

Minor ComponentsMinor Components

Pantego

Percent of map unit: Percent of map unit:
Landform: Depressions on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Shady vegetative classification (G138XA341FL)Shady vegetative classification (G138XA341FL)
Hydric soil rating: Hydric soil rating:

Plummer, depressional , depressional

Percent of map unit: Percent of map unit:
Landform: Depressions on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Shady vegetative classification (G138XA145FL)Shady vegetative classification (G138XA145FL)
Hydric soil rating: Hydric soil rating:

Pelham, non-hydricPelham, non-hydric

Percent of map unit: Percent of map unit:
Landform: Flats on marine terraces
Landform position (three-dimensional): Landform position (three-dimensional):
Down-slope shape: Down-slope shape:
Across-slope shape: Across-slope shape:
Other vegetative classification: Other vegetative classification: Shady vegetative classification (G138XA241FL)Shady vegetative classification (G138XA241FL)
Hydric soil rating: Hydric soil rating:

99—Water

Map Unit SettingMap Unit Setting

*National map unit symbol: Natio**nal map unit symbol:*
Elevation: 330 to 660 feet

Map Unit CompositionMap Unit Composition

Water: 100 percent100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.Estimates are base

Description of W Description of Water

Interpretive groupsInterpretive groups

Land capability classification (irrigated): Land capability classification (irrigated):
Other vegetative classification: Other vegetative classification assigned (G138XA999FL)(G138XA999FL)
Hydric soil rating: Hydric soil rating:

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CONCURRENCY WORKSHEET

Trip Genera ion Analysis per Lot

ITE Code	ITE UseITE	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Tot ADT	Total PM Peak
210	ngle Family Home	9.57	1.01	46.0046.00	440.22	46.46

*Pe dwell g units (46 lots = 46 d.u.)

Potable Water Analysis

Ch. 4E-6. 8, F.A.C. Use	Ch. E-6. 8, F.A.C. Gal ns Per Day (D)	Ch. 64E-6.0 8, F.A.C. Multiplier*	Total (G lons er Day)	Dwelling Unit*	Tot De lopme (GPD)
Res dence	100.00	2.67	267.00	46.00	12282.00

* Multiplie is based upon Ch. 64E.6008, Florida Administrative Code and can very from square footage, umber of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6. 8, F.A.C. Use	Ch. E-6. 8, F.A.C. Gal ns Per Day (D)	Ch. 64E-6.0 8, F.A.C. Multiplier*	Total (G lons er Day)	Dwelling Unit*	Tot De lopme (GPD)
Res dence	300.00	1.00	300.00	46.00	13800.00

* Multiplie is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of employees umber of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

UseUse	Pounds Per Thousand S Ft	Total Floor Area*	Tot (Lbs Per Day)	Dwelling Unit*	Tot De lopme (Lbs Per Day)
Residence	5.50	2.50	13.7513.75	46.00	632.50

*Per thous d square feet (i.e. 2,500 sq ft / 1,000 = 2.5)

CONCURRENCY WORKSHEET

Trip Genera ion Analysis per Lot

ITE Code	ITE ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Tot ADT	Total PM Peak
210	ngle Family Home	9.57	1.01	174.00	1665.18	175.74

*Per dwell g units (174 lots = 174 d.u.)

Potable Water Analysis

Ch. 64E-6. 8, F.A.C. Use	Ch. E-6. 8, F.A.C. Gal ns Per Day (D)	Ch. 64E-6.0 8, F.A.C. Multiplier*	Total (G lons er Day)	Dwelling Unit*	Tot De lopme (GPD)
Res dence	100.00	2.67	267.00	174.00	46458.

* Multiplie is based upon Ch. 64E.6008, Florida Administrative Code and can very from square footage, umber of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6. 8, F.A.C. Use	Ch. E-6. 8, F.A.C. Gal ns Per Day (D)	Ch. 64E-6.0 8, F.A.C. Multiplier*	Total (G lons er Day)	Dwelling Unit*	Tot De lopme (GPD)
Res dence	300.00	1.00	300.00	174.00	52200.

* Multiplie is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of employees umber of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

UseUse	Pounds Per Thousand S Ft	Total Floor Area*	Tot (Lbs Per Day)	Dwelling Unit*	Tot De lopme (Lbs Per Day)
Residence	5.50	2.50	13.75	174.00	2392.5

*Per thous d square feet (i.e. 2,500 sq ft / 1,000 = 2.5)

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14. C nsive 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).

Future nd Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL R OURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL AB TIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRON NTALLY ACCEPTABLE MANNER.

Objecti .1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The proposed PRD is consistent with the types of uses allowed by the Residential Low Density FLU category.

Poli .1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The proposed PRD is located on CR 252 (Pinemount Road) and there are public fac ities available to support the high density and intensity.

Poli .1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public fa ities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located within an area that currently has a mixture of residential and commercial FLU designations to the north along US 90, to the east along Deputy Jeff Davis Lane and to the southwest further along Pinemount. There are also publi facilities provided to sufficiently serve the proposed residential development.

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Lake City, FL 32056

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cy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can b reasonable expected to develop by the year 2023.

Consistency: The subject property is located on CR 252 (Pinemount Road) less than one mile from e US Hwy 90 intersection. This area has seen substantial development and can only be expected to continue to see growth. Phase 1 of the subject property will be developed b fore 2023.

Poli .1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The subject property is located along CR 252 (Pinemount Road) and will have no adv rse impacts on the existing land uses.

Poli .1.5 The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The proposed PRD project subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction.

Poli .1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this polic and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: proposed PRD will meet the density requirements for these types of developme ts, in this case the density is limited to the two dwelling units per acre requireme t of the future land use map designation which is Residential, Low Density.

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Prepared by and return to:
Adam Morrison
Sellers, Taylor & Morrison, P.A.
108 West Howard Street
Live Oak, Florida 32064

**Inst: 201612014289 Date: 08/30/2016 Time: 2:38PM
Page 1 of 8 B: 1321 P: 753, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 6523.30**

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SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, Made this 30th day of August, 2016, between GREATER SOUTHEASTERN LAND DEVELOPMENT, whose address is 10153 US Highway 90 West, Lake City, Florida 32055, party of the first part, and Gary Sorensen, whose mailing address is 1400 West 22nd Street, Kearney, Nebraska 68845 party of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of TEN AND 00/100 ($10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part and its successors and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

SEE EXHIBIT "A"

Columbia County Property Appraisers I.D. 04-4S-16-02745-003 & 33-3S-16-02439-000 with all the tenements, hereditament and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of said premises and fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the party of the first part, but against no others.

Existing Mortgage. The above described property is encumbered by a certain mortgage (the "Mortgage"). The Mortgage was given by GREATER SOUTHEASTERN LAND DEVELOPMENT to COLUMBIA BANK and is recorded at O.R. Book 1054, page 1523, of the Public Records of Columbia County, Florida. The Mortgage was later modified by a Mortgage Modification and Consolidation Agreement recorded at O.R. Book 1093, page 413, of the Public Records of Columbia County, Florida. The Mortgage was assigned by COLUMBIA BANK to RODGER D. POWELL, M.D. by written assignment which is recorded at O.R. Book 1319, page 2769, of the Public Records of Columbia County, Florida. The Mortgage was later assigned by RODGER D. POWELL, M.D. to the party of the second part by written assignment which is recorded at O.R. Book 1320, page 1249, of the Public Records of Columbia County, Florida and the corrective assignment recorded at O.R. Book 1320, page 2246, of the Public Records of Columbia County, Florida.

The Mortgage was further subject to Partial Release of Mortgage recorded in Official Records Book 1168, Page 1042; Partial Release of Mortgage recorded in Official Records Book 1183, Page 2046; Cross-Collateralization and Cross-Default Agreement recorded in Official Records Book 1187, Page 2739, Public Records of Columbia County, Florida and Official Records Book 1573, Page 423, Public Records of Suwannee County, Florida; Modification of Mortgage recorded in Official Records Book 1187, Page 2744, Public Records of Columbia

County, Florida and Official Records Book 1573, Page 428, Public Records of Suwannee County, Florida; Partial Release of Mortgage recorded in Official Records Book 1189, Page 2729; Cross-Collateralization and Cross-Default Agreement recorded in Official Records Book 1573, Page 430, Public Records of Suwannee County, Florida.

"Mortgage" shall hereafter mean the "Mortgage, as assigned as set out above."

Deed Given in Lieu of Foreclosure. The party of the first party is giving this deed in lieu of the party of the second part foreclosing (or completing the foreclosure of) the Mortgage on the above described property.

No Merger to Occur. It is the express intent of the party of the first part and the party of the second part that neither the Mortgage nor the promissory note(s) secured thereby shall merge with the interest of party of the second part acquired pursuant to this deed. Both the Mortgage and the promissory note(s) it secures shall remain outstanding until the recording of a separate written satisfaction thereof. The lien of the Mortgage is preserved in favor of party of the second part and the party of the second part preserves its rights as mortgagee under the Mortgage to foreclose any junior encumbrances or liens on the above described property, foreclose any other property (described in the Mortgage or otherwise) and/or to seek a deficiency judgment.

Deed Not Intended as Additional Security. The grant of this deed is an absolute conveyance of title to the above described property and is not intended to be as additional security for the party of the second part.

Consideration for This Deed. The party of the first part is giving this deed in consideration of the party of the second part reducing the party of the second part's indebtedness under the promissory note(s) secured by the Mortgage. Such reduction is in an amount that the party of the first part and the party of the second part believe to be reasonably equivalent to the fair market

value of the above described property.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Kris B. Robinson
Witness (print name under signature)

Barry D. Joye, Managing Member of
Greater Southeastern Land Development, LLC

Mara Driggers
Witness (print name under signature)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30 day of August, 2016 Barry D. Joye who is [✓] personally known to me [ ] or who produced _____ as identification and who did not take an oath.

Mara Driggers
Notary Public (print name under signature)

My Commission Expires:

MARA DRIGGERS
Commission # FF 224155
My Commission Expires
April 23, 2019

Signed, Sealed and Delivered
in the Presence of:

Jon Sommerfeld
Witness (print name under signature)

Gary Sorensen
Gary Sorensen, Managing Member of
Greater Southeastern Land Development, LLC

Deb Marlatt
Witness (print name under signature)

STATE OF NEBRASKA
COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me this 29th day of August, 2016 Gary Sorensen who is [✓] personally known to me [ ] or who produced _____ as identification and who did not take an oath.

State of Nebraska - General Notary
MIRIAM D MERRIHEW
My Commission Expires
November 28, 2018

My Commission Expires:
11-28-2018

Miriam D Merrihew
Miriam D Merrihew
Notary Public (print name under signature)

Signed, Sealed and Delivered
in the Presence of:

Witness (print name under signature)

Rodger D. Powell, M.D. Managing Member of
Greater Southeastern Land Development, LLC

Danielle Wilber
Witness (print name under signature)

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2016 Rodger D. Powell, M.D. who is [✓] personally known to me [ ]or who produced _____ as identification and who did not take an oath.

ADAM MORRISON
MY COMMISSION #FF049749
EXPIRES August 29, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public (print name under signature)

My Commission Expires:

ADAM MORRISON
MY COMMISSION #FF049749
EXPIRES August 29, 2017
(407) 398-0153 FloridaNotaryService.com

EXHIBIT A

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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 241.92 feet to a point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 45°36'17"; thence Southwesterly along the arc of said curve, being still said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 880.26 feet;

thence South 60°33'18" West along the Northwesterly Right-of-Way line of Pinemount Road (County Road 252) a distance of 534.81 feet to the point of curve of a curve concave to the Northwest having a radius of 2241.83 feet and a central angle of 00°56'58"; thence Southwesterly along the arc of said curve, being said Northwesterly Right-of-Way line of Pinemount Road (County Road 252), a distance of 37.15 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of Section 4; thence North 89°35'04" West along said North line of the South 1/2 of the Northeast 1/4 of Section 4, a distance of 300.20 feet; thence 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 Northwest having a radius of 2241.83 feet and a central angle of 07°20'39"; thence Southwesterly along the arc of said curve, being said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West still along the said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance 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 Southeast having a radius of 2351.83 feet and a central angel 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 point of tangency 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 angel of 01°08'53"; thence Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line of Pinemount Road (County Road 252) 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 the 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" East along the South line of said Section 33, a distance of 132.00 feet; thence North 07°18'13" East a distance of 1304.46 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 1199.11 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.

LESS AND EXCEPT:
A Parcel Of Land Situated in Section 33, Township 3 South, Range 16 East, in Columbia County, Florida, being more particularly described as follows:
Commence at the Southeast corner of the Southwest 1/4 Of Section 33, Township 3 South, Range 16 East, Said corner being monumented with a 4 inches Square Concrete Monument And Depicted on Florida Department Of Transportation Right of Way Map, Section 29010, F.P. No. 2083732; Thence run North 88°31'38" East, Along The South Line Of Said Section 33, a distance of 132.00 Feet; Thence North 05°26'21" East, A Distance Of 299.92 Feet to the Point of Beginning; Thence Continue North 05°26'21" East A Distance Of 1008.41 feet; Thence North 88°24'20" East, A distance of 952.22 feet; Thence South 02°04'13" East a distance of 683.87 feet; Thence South 59°59'06" West, a distance Of 668.22 feet; Thence South 88°31'38" West, a distance of 493.70 feet To The Point Of Beginning.

LESS AND EXCEPT:
Lots 28 and 50, RESERVE AT JEWEL LAKE PHASE 1,a Planned Residential Development, according to the plat thereof recorded in Plat Book 9, page 89 of the Public Records of Columbia County, Florida, which has now been vacated and annulled by Resolution recorded in Official Records Book 1217, Page 521, Public Records of Columbia County, Florida.

Consideration $215,000.00

Doc. 18.50
Doc. 1,505.00

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. 10-127

Property Appraiser's
Parcel Identification No.
04-4S-16-02439-242

Inst:201012011634 Date:7/22/2010 Time:1:40 PM
Doc Stamp-Deed:1505.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1198 P:507

WARRANTY DEED

THIS INDENTURE, made this 21st day of July 2010, BETWEEN RON CHAMBERS, LLC, a Florida Limited Liability Company, whose post office address is 1225 NW Frontier Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and MY JEWEL HOME OF FLORIDA, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L10000076346* and whose post office address is 10153 West Highway 90, Lake City, Florida 32055, 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:

> Lot 28, RESERVE AT JEWEL LAKE PHASE 1, according to the map or plat thereof as recorded in Plat Book 9, Pages 89 through 92, inclusive, of the public records of Columbia County, Florida.
>
> 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 OR 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:

RON CHAMBERS, LLC, a Florida Limited Liability Company

By: _____
Ronald C. Chambers
Managing Member

_____
First Witness
Terry McDavid
(Printed Name)

_____
Second Witness
Myrtle Ann McElroy
(Printed Name)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of July 2010, by RONALD C. CHAMBERS, Managing Manager of RON CHAMBERS, LLC, a Florida Limited Liability Company, on behalf of the company. He is personally known to me and did not take an oath.

_____
Notary Public
My commission expires: _____

TERRY MCDAVID
MY COMMISSION # DD 934109
EXPIRES: January 16, 2014
Bonded Thru Notary Public Underwriters

When recorded return to:

Barry D. Joye
10153 U.S. Highway 90 West
Lake City, Florida 32055

Inst.201112016408 Date:10/25/2011 Time:3:14 PM
Doc Stamp-Deed:0.70
DC,P DeWitt Cason,Columbia County Page 1 of 5 B:1223 P:1760

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 20 day of October, 2011, between GREATER SOUTHEASTERN LAND DEVELOPMENT, LLC, a Florida limited liability company, whose mailing address is 10153 U.S. Highway 90 West, Lake City, Florida 32055, hereinafter called "Grantor", and MY JEWEL HOME OF FLORIDA, LLC, a Florida limited liability company, whose mailing address is 10153 U.S. Highway 90 West, Lake City, Florida 32055, hereinafter called "Grantee,"

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

Grantor, for and in consideration of Ten and NO/100 Dollars ($10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being in Columbia County, Sate of Florida, and having a Tax Parcel Identification Number of 33-3S-16-02439-264, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing .3 acres, more or less; TOGETHER WITH all buildings, structures and improvements thereon, and all appurtenances thereto.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

[signatures appear on the following page]

IN WITNESS WHEREOF, GREATER SOUTHEASTERN LAND DEVELOPMENT, LLC, pursuant to due authority, has caused its name to be signed hereto by its managing members hereunto duly authorized.

Signed, sealed and delivered
in the presence of:

GREATER SOUTHEASTERN LAND DEVELOPMENT, LLC

By: _____
Barry D. Joye, Managing Member

By: _____
Tony D. Richards, Managing Member

By: _____
Dr. Rodger D. Powell, Managing Member

STATE OF FLORIDA)
) SS.
COUNTY OF Columbia)

The foregoing instrument was acknowledged before me this 21 day of October 2011, by Barry D. Joye, a Managing Member of Greater Southeastern Land Development, LLC, on behalf of said limited liability company, in his capacity duly authorized. He is ☐ personally known to me or ☑ has produced a valid driver's license as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Michael J. Carr
Commission # DD962998
Expires: FEB. 19, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

_____
(Signature of Notary Public)

Michael J. Carr
(Print or type name of Notary Public)
Notary Public, State and County Aforesaid
My Commission expires: 2-19-14
Commission Number: J000-061-61-363-0
DD962998

STATE OF FLORIDA)
) SS.
COUNTY OF Columbia)

The foregoing instrument was acknowledged before me this 24 day of October 2011, by Tony D. Richards, a Managing Member of Greater Southeastern Land Development, LLC, on behalf of said limited liability company, in his capacity duly authorized. He is ☐ personally known to me or ☐ has produced a valid driver's license as identification.

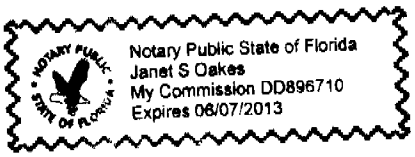
NOTARY PUBLIC-STATE OF FLORIDA
Michael J. Carr
Commission # DD962998
Expires: FEB. 19, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

(Signature of Notary Public)

Michael J. Carr
(Print or type name of Notary Public)
Notary Public, State and County Aforesaid
My Commission expires: 2-19-14
Commission Number: DD962998

STATE OF FLORIDA)
) SS.
COUNTY OF Columbia)

The foregoing instrument was acknowledged before me this 20th day of October 2011, by Dr. Rodger D. Powell, a Managing Member of Greater Southeastern Land Development, LLC, on behalf of said limited liability company, in his capacity duly authorized. He is ☐ personally known to me or ☐ has produced a valid driver's license as identification.



Janet Oakes
(Signature of Notary Public)

Janet Oakes
(Print or type name of Notary Public)
Notary Public, State and County Aforesaid
My Commission expires:
Commission Number:

EXHIBIT A

Lot 50 of Reserve at Jewel Lake, Phase 1 of a subdivision according to the plat thereof recorded in Plat Book 9, pages 89-92, public records of Columbia County, Florida.

#9819450_v2

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Megan Carter (Name of Person as Agent) Legacy Engineering Solutions, Inc. (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for PRD Application for Reserve at Jewel Lake (Type Application).

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant.

Applicant Title: Gary Sorensen, Owner

On Behalf of: N/A
(Company Name, if applicable)

Telephone: 308-237-1475 Date: 3-14-17

Applicant Signature: Gary Sorensen

STATE OF ~~FLORIDA~~ NEBRASKA
COUNTY OF BUFFALO
The Foregoing instrument was acknowledged before me this 14th day of MARCH, 2017, by Gary Sorensen, whom is personally known by me ✓ OR produced identification _____. Type of Identification Produced _____

Miriam D. Merrihew
Notary Signature (SEAL)

State of Nebraska - General Notary
MIRIAM D MERRIHEW
My Commission Expires
November 28, 2018

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Megan Carter (Name of Person as Agent) Legacy Engineering Solutions, Inc. (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for PRD application for The Reserve at Jewel Lake (Lots 28 and 50).
(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant.

Applicant Title: Gary Sorensen, Manager

On Behalf of: My Jewel Home of Florida, LLC
(Company Name, if applicable)

Telephone: 308-237-1475 Date: 3-27-17

Applicant Signature: Gary Sorensen

STATE OF ~~FLORIDA~~ NEBRASKA
COUNTY OF BUFFALO
The Foregoing instrument was acknowledged before me this 27 day of March, 2017, by Gary Sorensen, whom is personally known by me ✓ OR produced identification _____. Type of Identification Produced _____

Miriam D Merrihew
Notary Signature (SEAL)

State of Nebraska - General Notary
MIRIAM D MERRIHEW
My Commission Expires
November 28, 2018

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Megan Carter (Name of Person as Agent) Legacy Engineering Solutions, Inc. (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for PRD application for The Reserve at Jewel Lake (Lots 28 and 50).
(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant.

Applicant Title: Rodger Powell, Manager

On Behalf of: My Jewel Home of Florida, LLC
(Company Name, if applicable)

Telephone: (352) 258-5676 Date: 3/29/17

Applicant Signature:

STATE OF FLORIDA

COUNTY OF Alachua

The Foregoing instrument was acknowledged before me this 29 day of March, 2017, by Rodger Powell, whom is personally known by me ✓ OR produced identification _____. Type of Identification Produced _____

Notary Signature (SEAL)

SUSAN S RIMES
MY COMMISSION # FF209798
EXPIRES March 15, 2019
(407) 398-0153 FloridaNotaryService.com

Columbia County Tax Collector

generated on 3/16/2017 6:31:04 PM EDT

Tax Record

Last Update: 3/16/2017 6:31:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The infor ion contained herein does not constitute a title search and should not be relied on as such.

Account Nu er	Tax Type	Tax Year
R02439-000	REAL ESTATE	2016

Maili g Ad ess
GREATER SOUTHEASTERN LAND
DEVELOPMENT LLC
10153 US HWY 90 WEST
LAKE CITY FL 32055

Property Address

GEO Number
333S16 -000

Exempt Am t	Taxable Va e
See Below	See Below

Exemption Detail
NO EXEMPT S

Millage Code
002

Escrow Code
N

Legal De c ption (click for full description)

33-3S-16 5000/5000 35.59 Acres COMM AT SE COR OF SEC, RUN W 74.81 FT TO W R/W OF RELOCATED CR-252, RUN N ALONG R/W APPROX 205 FT FOR POB, CONT N ALONG R/W 406.76 FT, W 892.90 FT, N 701.77 FT, W 279.20 FT, CONT W 119 11 FT, S 7 DG W 1304.46 FT TO S LINE SEC, E ALONG SEC See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Au rity	Rate	Ass sed Value	Exe tion Amount	T able Value	Ta s Le d
BOARDBOARD OF COUNTY COMMISSIONERS	8.0150	282,325282,325	0	$282,325	$2,262.83
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARYDISCRETIONARY	0.7480	282,325282,325		$282,3250	$211.18
LOCAL	4.5040	282,325282,325		$282,3250	$1,271.59
CAPITAL OUTLAYOUTLAY	1.5000	282,325282,325	0	$282,325	$423.49
SUWANNEE RIVER WATER MGT DIST	0.4093	282,325282,325	0	$282,325	$115.56
LAKE SHORE HOSPITAL AUTHORITY	0.9620	282,325282,325		$282,3250	$271.60

To l Mill e	16.1383	T al Taxes	$4,556.25

Non-Ad Valorem Assessments

Code	Lev g Au ority	Amount
F R	FIRE SESS ENTS	$53.74

Total Ass ments	$53.74

Taxes & Assessments	$4,609.99

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	I m	Amount Paid
11/30/201	AYMENT	210 942.000	2016	$4,425 59

Prior Years Payment History

Prior Year Taxes Due
NO DELINQ T TAXES

Columbia County Tax Collector

generated on 3/16/2017 6:34:35 PM EDT

Tax Record

Last Update: 3/16/2017 6:34:36 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The infor ion contained herein does not constitute a title search and should not be relied on as such.

Account Nu er	Tax Type	Tax Year
R02745-003	REAL ESTATE	2016

Maili g Ad ess
GREATER SOUTHEASTERN LAND DEVELOPMENT LLC
10153 US HWY 90 WEST
LAKE CITY FL 32055

Property Address
354 MABREY SW

GEO Number
044S16 -003

Exempt Am t	Taxable Va e
See Below	See Below

Exemption Detail
NO EXEMPT S

Millage Code
002

Escrow Code
N

Legal De c ption (click for full description)

04-4S-16 6200/6200 80.36 Acres COMM AT NE COR SEC, RUN W 74.82 FT TO A PT ON W R/W LINE CR-252, RUN S 7 DG W ALONG R/W 64.97 FT FOR POB, CONT S 7 DG W A NG R/W, 241.92 FT TO PT OF CURVE, RUN SW'RLY ALONG CURVE, 880.26 FT, S 60 DG W 534.81 FT TO PT OF CURVE, RUN See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Au rity	Rate	Ass sed Value	Exe tion Amount	T able Value	Ta s Le d
BOARDBOARD OF COUNTY COMMISSIONERS	8.0150	210,514	210,514	$210,5140	$1,687.27
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARYDISCRETIONARY	0.7480	210,514	210,514	$210,5140	$157.47
LOCAL	4.5040	210,514	210,514 0	$210,514	$948.16
CAPITAL OUTLAYOUTLAY	1.5000	210,514	210,514 0	$210,514	$315.77
SUWANNEE RIVER WATER MGT DIST	0.4093	210,514	210,514 0	$210,514	$86.16
LAKELAKE SHORE HOSPITAL AUTHORITY	0.9620	210,514	210,514	$210,5140	$202.51

T l Mill e	16.1383	T al Taxes	$3,397.34

Non-Ad Valorem Assessments

Code	Lev g Au ority	Amount
F R	FIRE SESS ENTS	$53.74

Total Ass ments	$53.74

Taxes & Assessments	$3,451.08

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	I m	Amount Paid
11/30/201	AYMENT	210 942.000	2016	$3,313 04

Prior Years Payment History

Prior Year Taxes Due
NO DELINQ T TAXES

Columbia CountyCounty Tax Collector

generated on 3/22/2017 11:24:14 AM EDT

Tax Record

Last Update: 3/22/2017 11:24:15 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The infor ion contained herein does not constitute a title search and should not be relied on as such.

Account Nu er	Tax Type	Tax Year
R02439-242	REAL ESTATE	2016

Maili g Ad ess
MY JEWEL HOME OF FLORIDA LLC
10153 WEST HIGHWAY 90
LAKE CITY FL 32055

Property Address
206 OLD CYPRESS SW

GEO Number
044S16 -242

Exempt Am t	Taxable Va e
See Below	See Below

Exemption Detail
NO EXEMPT S

Millage Code
002

Escrow Code

Legal De ption (click for full description)
04-4S-16 0100/0100 .27 Acres LOT 28 RESERVE AT JEWEL LAKE PHASE 1. WD 1183-1419, WD 1184-1285, WD 1198-507,

Ad Valorem Taxes

Taxing Au rity	Rate	Ass sed Value	Exe tion Amount	T able Value	Ta s Le d
BOARDBOARD OF COUNTY COMMISSIONERS	8.0150	152,797152,797		$152,7970	$$1,224.67$1,224.67
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARYDISCRETIONARY	0.7480	152,797152,797		$152,7970	$$114.29$114.29
LOCAL	4.5040	152,797152,797		$152,7970	$$688.20$688.20
CAPITAL OUTLAYOUTLAY	1.5000	152,797152,797		$152,7970	$$229.20$229.20
SUWANNEE RIVER WATER MGT DIST	0.4093	152,797152,797		$152,7970	$$62.54$62.54
LAKELAKE SHORE HOSPITAL AUTHORITY	0.9620	152,797152,797	0	$152,797	$$146.99$146.99

T l Mill e	16.1383	T al Taxes	$2,465.89

Non-Ad Valorem Assessments

Code	Lev g Au ority	Amount
F R	FIRE SESS ENTS	$183.32
G R	OLI WASTE - ANNUAL	$193.00

Total Ass ments	$376.32

Taxes & Assessments	$2,842.21

If Paid By	Amount Due
3/31/2017	$2,842.21
4/30/2017	$2,927.48
5/24/2017	$2,955.98

P r Years Payment History

Prior Year Taxes Due
NO DELINQ T TAXES

Click Here To Pay Now

Columbia County Tax Collector

generated on 3/22/2017 11:25:33 AM EDT

Tax Record

Last Update: 3/22/2017 11:25:34 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The infor ion contained herein does not constitute a title search and should not be relied on as such.

Account Nu er	Tax Type	Tax Year
R02439-264	REAL ESTATE	2011

Maili g Ad ess
GREATER SOUTHEASTERN LAND
DEVELOPMENT LLC
10153 US HWY 90 W
LAKE CITY FL 32055

Property Address

GEO Number
163S33 -264

Exempt Am t	Taxable Va e
See Below	See Below

Exemption Detail
NO EXEMPT S

Millage Code
002

Escrow Code

Legal De ption (click for full description)
16-3S-33 0000/0000 .30 Acres LOT 50 RESERVE AT JEWEL LAKE PHASE 1.

Ad Valorem Taxes

Taxing Au rity	Rate	Ass sed Value	Exe tion Amount	T able Value	Ta s Le d
BOARDBOARD OF COUNTY COMMISSIONERS	8.0150	28,80028,800		$28,8000	$28,800$230.83
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARYDISCRETIONARY	0.7480	28,80028,800	0	$28,800	$28,800$21.54
LOCALLOCAL	5.3670	28,80028,800		$28,8000	$28,800$154.57
CAPITAL OUTLAYOUTLAY	1.5000	28,80028,800	0	$28,800	$28,800$43.20
SUWANNEESUWANNEE RIVER WATER MGT DIST	0.4143	28,80028,800		$28,8000	$28,800$11.93
LAKELAKE SHORE HOSPITAL AUTHORITY	0.9620	28,80028,800		$28,8000	$28,800$27.71

To l Mill e	17.0063	T al Taxes	$489.78

Non-Ad Valorem Assessments

Code	Lev g Au ority	Amount

Total Ass ments	$0.00

Taxes & Assessments	$489.78

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	I m	Amount Paid
7/31/2014	YMENT	130 398.001	2011	$650.25

P r Years Payment History

Prior Year Taxes Due
NO DELINQ T TAXES

Columbia County Schools
Office of the Superintendent
372 West Duval Street
Lake City, Florida 32055-3990
(386) 755-8003
carswella@columbiak12.com
www.columbiak12.com

SUPERINTENDENT
ALEX L. CARSWELL, JR

ASSISTANT SUPERINTENDENTS
CHERIE HILL
TODD WIDERGREN

MEMBERS OF THE BOARD
DANA BRADY-GIDDENS
STEPHANIE K. FINNELL
DANNY GREEN
KETIH HUDSON
STEVE NELSON

March 29, 2017

Columbia County Building and Zoning Department
PO Box 1529
Lake City, FL 32056-1529

RE: Planned Residential Development (PRD) Application #Z0574 Filed 3-20-17
"The Reserve at Jewel Lake"

The Columbia County School District ("District") acknowledges the intent of Legacy Engineering Solutions and its President, Megan Carter, to develop a subdivision on the 110.41 acres located at Parcel ID Numbers 33-3S-16-02439-000 and 04-4S-16-02745-003. The District further acknowledges that the subdivision will develop 46 lots during its first phase, and an additional 174 lots during its second phase for a total of 220 single-family homes.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,

Alex L. Carswell, Jr.
Superintendent

Accredited System Wide by Southern Association of Colleges and Schools
An Equal Opportunity Employer Using Affirmative Action Guidelines

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. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

1

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS
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 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 DEVLOPMENT ("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

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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°4617 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°1945 East, and a chord distance of 127.95 feet;

3

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.

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 87, ALONG WITH THAT PORTION OF DOWLING 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 MORE PARTICULARLY 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 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 1992 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 10-5s-16-03551-000 & 10-5s-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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road

Page 1 of 2

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" 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.

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

LEGALS

The public hearing may be continued to ne re futu da s. Any int sted party shal be advised that the date, time and p ace of any continuation of th public hearing shall be announce during the public hearing and that no further notice onc ning he atte wi be published, unless said continuation exceeds si calend r eks rom the date of t e above ref enced public ea - ing.
At he a or enti ed public he ing, a l nter sted parties m appear t be heard it respect to he variance.
opies f he va iance a e avail ble r ubli in ection t the ffic o the un Pl ner, C unty Ad inistr ve Offices cated a 135 N rth ea Hernando Avenue, La e City Flor da, du ing egular business hours.
All persons are advised that if they decid to appeal any decision made a the above referenced publ hearing, they will need a record of the proceedings, and hat, for s ch urpose, they ay need to ensure hat verbat ecord of the proce ings s ade, wh h rec d includes e testi ony nd evide e upon hi t e appe is to be based.
In ccord ce ith the merica with D sabilities Act, persons needi a special accomodation or an nterp ete to partic at n he proce ing should on act L a K. B Ro rt at least sev (7) days prior to e da e of he ear g. s. obe m be contac ed b telephone at (386) 758-1005 or by com uni cation Devi e for Deaf at (386) 758-2139.

333757
Ap l 14, 2017

OTICE OF UBLI HEARING CONCERN NG N AMENDM T O THE LU A COUNTY A DEVE PMEN REGULATIONS
BY E PLAN ING AND ZONNG BOARD F OLUMB UNTY, FL IDA, SERVING ALSO AS THE L CAL PLAN ING A ENCY OF COLUMB COUNTY, F ORIDA NOTICE S HEREBY GIVEN hat, ur uant t Sectio 3.3161 through 3.3248, Florida S tutes, as mended d the Co umbia County Land Developmen Regulations as amende hereinafte referred as he nd Dev pment Regulations objections, recomendations and commen s ncerning he mendm nts as descr ed low, i be ard by t e Planning and Zoning Board of Columbia County, Florida, s ving also as the Local Plann g Agency of Colum ounty, F rida, at public he ings on April 27, 2017 t 6 15 p.m. or as on the fter s he ttle c be he d, i the School Board Administrat ve Complex located at 372 West Duval Street, Lake City, Flor da.
Z 0572, s an a ic io by Oaks o Lake it LLC to end he p eliminary development lan of previo y approve Pla ed Rural Residential evel pmen Z 0565, op ed Ordin e o. 2016- , **by r**evising the preliminary deve opment plan to end approximat y 588.12 ac s from PLANNED RURAL RESI ENTIA DEVELOPMENT ("PRRD) to AGRICULTURE-3 ("A ") and reduce the umber t reside tia dwelling its in the ma ing LANNED RURAL ES DENAL EVL MENT ("PRRD") om 202 t 99, in accordance ith n appli ati nd e- vi d prel inary development-plan dated February 28, 2017, on he oper y described, as follows:
RTION TO REMAIN WITHN THE PLAN ED RURAL RESI ENTIA DEVELOPMENT ("PRRD):
BEGIN at t Northwest corner of ection 17 Township South, R ge 17 ast, olu bia C unty, F rida d run N th "21'02" East along he orth ine of S tion 17 a distan of 1293.44 et o a po t o t West Right-of-Way ine f Count Ro No. 131; then So h 00° 1'17" est alon sai West Right-of-W y line of County Road No. 131 a distance of 308.73 f t to he in of curve of a curve c cave o e E t avi a adi of 22 8.24 feet, a central angle of 01°33'05", a chord be ng o South 00 5'16" st, n ach d di ance of 621.59 f ; h e ou herly along the a c of said curve, being said W t Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point f angen of aid curv th ce outh 1° 1'48" East sti alo sai West Righ of- y ine f County Ro No. 131, a distance of 2067.76 feet; thence Sout 88°25'29" West a distance of 768.99 feet; thence South 1° 5'38" East a s- an of 659.33 f t; t nce So h 71° 3'52" East a s- nc of 818.53 feet to a point on curve, s curv be g concave to he Northwest having a radi of 2824.65 feet, a central gle f 2°2'21 ", a chord ar ng o South 10° 47'13" West, nd a chord d stanc of 094.96 et; h e Southwester y along the arc of aid urv be g sa West Right-of-W ine of ounty Roa No. 131, stan f 1101.9 fe to the point of tangency f said ur th ce So h 21° 7'46" est stil alon sai West Right-of-W y line of Co ty Road No. 131, a distance o 314.44 fe to a po t on t South line of Section 17; t nce South 87°28'10" est long sai Sout line of ctio **17 a** distance of 926.41 feet to th Southeast corner of Section 1 thenc S uth 88 12'35" West along th South line of Se ion 18 a distance of 1461.01 fe ; thence North 25° 39'12" East a d stance f 247.89 fe ; thence nor h 26° 53'13" Wes a stan f 1184. fe ; thence North 63° 06'47" East stance f 206.90 fe ; thence orh 6° 53'**13" W**est a distance of 58.24 feet to th point of curve of a curve co ave t he ut w having a radius of 175.00 eet, central ngle of 42° 0 a chord bearing of North 48°19'45" est, and a chord s ance of 127.95 feet; thence Northweste along he arc f d curve a distance of 130.98 feet to the point of tangency of said urv th ce o h 69 46'1 Wes a stan f 1408. f et o poi on a cu e n ve to the Northeast, av ng a adius f 1225.0 fe , a central angle of 5°24'41", hord ear ng of North 42° 3'57" est, nd a c rd st ce of 1139.08 feet; thence Nor hwesterly along the arc of sai curve a distance of 1184.71 fe to the end of said curve; hence o h 59° 4'56" est a dis nce of 196.51 feet; thence Nor 03°9'02" West a istance of 1908.3 et; th ce Sout 86°45'46" West a istance of 1016.5 et; th ce Nor 04°54'35" East a istance of 1736.14 et o a po t n the N line of he Sout /2 of the Southwest 1/4 of Section 7; thence North 88° 23'26" East alon sai Nort lin of he S th 1 2 f t; ut est 1/4 f Sectio 7 a distanc of 935.15 feet; thence North 88°2 05" East still along the North ne of the South 1/2 of the Sout west 1/4 of Section 7 a distan of 1318.38 feet to he orthwest corner f the So thwest 1/4 of the Southeast 1/4 of Sec on 7; thence North 88°24'05" East along the North line of th Southwest 1/4 of the Southeast 1/4 of ecti a di anc of 1317.97 feet to the Northeast c rner of the Southwest 1/4 of the Southeast 1/4 of ection 7; thence South 01° 24'4 Eas along the East line of he uthwest 1/4 of e So theast 1/4 of ecti a di n of 1321.42 et o a po t t e North line of Section 18; t ence North 88°24'04" East lon sa Nor line of ctio 1 a dis ance f 1318. fe to the POINT OF BEGINNING.
Containing 634.50 acres, more or less.

TION AM NDED AGRIC UR -3 ("A-3"):
BEGIN at t e Southwest corner of ection 18 Township South, R ge 17 ast, olu bia C unty, F rida d run N th "20'20" West along the West l e of Section 18, being also th East line of Section 13, owns p 5 South, R ge 16 East, Co bia C unty, F rida, a distan 1326.78 f et to th Southeast corner of the North 1 2 of the Southeast 1/4 of sai Section 13; thence South 88°2 14" West along the outh ine of t e North 1 2 of the Southeast 1/4 of said Section 13; thence North 01°26.55" West along the West line o 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 Sectio a di ance f 2656.2 fe to the Southwest orner of he Sout 1/2 of e out st 1/4 of Se tio 12 Township 5 South, R e 16 East, Co mbia unty, F rida thenc No h 00° 7'02" est along he West line of the South 1/2 o the Southeast 1/4 of Sectio a di ance f 1330. f t to he or est rner of he Sout 1/2 of e out st 1/4 of Se tio 12 thence No h 88° 5'39" East alon the North li of he outh 1/2 o the Southeast 1/4 of Sectio a di ance f 3024. fe ; thence South 04° 54'35" es a stan f 1736. fe ; thence North 86° 45'46" East stance f 1016. fe ; thence South 03° 09'03" East stance f 1908. fe ; thence South 59° 54'56" East stance f 196.51 fee to poi on a c e n ve to the Northeast, av ng a adius f 1225.0 fe , a central angle of 5°24'41", hord ear ng of South 2° 3'57" East, an a rd st ce of 1139.08 feet; thence Southeasterly along the arc of sai curve a distance of 1184.71 fe to the point of tangency f said ur th ce South 69°4617 East a distance f 1408.9 eet o he poin of urve o a urve concave to the Southwest aving a radius of 175.0 f et, a ntral angle of 42°53' ", a chord ear ng of South 48° 5 Ea , n a ord s ance of 127.95 fe ; the e Southeasterly along he arc of sai curve a distance of 130.98 fee to the point of tangency f said ur th ce So h 26° 3'13" East a s- an of 8.24 fee t he e South 63° 6'47" est a d - t c of 206.90 f t; t nce So h 26° 3'13" East a s- nc of 184.16 et; h e South 5° 9'12" est a d - t nc of 247.89 feet to a point on the Sout line of Section 18; hence So h 88° 2'35" est alon said outh line of Section 18 a distance of 1186.96 feet to he Southeast corner of the South st 1/4 of sa d Sect on 18 thence S h 88° 4'05" est still long said South line of Sectio a di ance f 2645. fe to the POINT OF BEGINNING.
Containing 588.12 acres, more or less.

0573, a applic io by Matthew Ca n of Concept Development, nc., ag t for Michae M ranie as rust of Brushy C eek Asset Holding Trust and G enn I. and Christina F. Jones, owners, to amend the Officia Zoning Atlas of the Land Devel pment Regulations by amendin the zoning district f certai l ds, he Planning and Zoning Board, serving also as the Loca Planning Agency, recommends o he oar of Coun m ssioners that the zoning di ict be amende from AGRIC LTUR 3 ("A-3")
COMMERCI L, NEIGHBOROOD "CN to he proper y scribed, as follows:
A PORTION F LOTS O B KS 76 77, **AND** 87, ONG ITH THOSE VACATED ORTIO O BUSH RE AND REYNOLDS REET ADJ ENT TO LOTS OR BLOCKS 7 AND 87 ONG WITH THAT PORTION OF DOWLING TREET ADJACENT TO LOT OR BLOCKS 6 AND , ALL BEING A ART O HE M P O THE SURVEY OF COLUMBIA CITY, AS ECORD I PLAT OK B, **PAGE** 7 OF THE PU LI RE RDS OF COLUMB COUNTY, F ORIDA, LYING N SECTIO TOWN P 5 OUTH, RANGE 16 AST, COL BIA C UNTY, FLORID A BEING MORE PARTI ULARL DESCRIBED AS FOLLOWS:
BEGIN AT THE ER CON OF THE EST RIGHT OF AY L NE OF STATE OAD 47 (00 FEET WIDE RIGH OF AY) W TH THE OUTH RIGHT OF WAY LINE OF A PAVED COUNTY ROAD, NOW AMED SOUTHWEST NGATE STREET; THENCE NO H 89° '14" WEST, AL SAI SOUTH RI T OF LINE OF SOUTHW ST NGATE STREET, A DIST C OF 279.37 FEET TO A CONCRETE MONUMENT S #1079 A THE I ER SE ION O SAID S UT RIG OF AY NE, AN THE ENT LINE OF BUSH RE , A 33 EET IDE RIGH OF Y, **VAC**ATED P INSTRUMENT RECORDED I OFFICI L CORDS BOOK 98 PAGE 751 AND OF CIAL RECORDS OOK 798 PAG 1992 OF E P BLI RECORDS OF COLUMB COUNTY, F ORIDA THEN L ING S D SOUT RIGHT OF WAY LINE, OUTH 2° 3'09" EST, ALO SAI CENTERLINE OF VACATED BUSH STREET, A DISTANCE F 450.61 FEET TO ONCRETE MONUME (PLS #107 ON THE NORTH IGH OF WAY LINE OF COUNTY O 240 50 EET W DE RIGHT OF WAY); THENCE LEAV NG SAID CENERLINE, **NOR**TH 9° '53" EAST, LON SAI NORT RIGH OF W LINE, A DISTANCE F 140.94 FE TO E BEGIN NG OF A C E, CO AVE NORTHWESTERLY, HAVING A RAD F 5 00 EE , AND ING UBTENDED BY A CH D ARING AND DISANCE OF NORTH 2° '42" EAST, 60. FEET TH CE NO HEASTE Y ALONG THE RC OF SA D **CURVE** THROUGH A CENTRAL A GLE OF 7 00' ", AN ARC L GTH OF 64.58 FEET TO E E OF SA D **CURVE** BE G ON HE OR EA TIONED W T RIGH OF Y LI E OF STATE ROA 47; HENCE NO H 5° 29'30" EAST, L SAI WEST RIGH OF AY LINE, A D TANCE F 424.43 FEET O THE POINT OF BEGINNI .
Containing 2.35 acres, more or less.
Tax arcel umbers 10-5s-16-03551-000 10-5s-16 0 46-000
Z 05 , a applic io by Megan art of Legacy Engineering S utions, nc., age t for Gary orensen and My ewel om of lori , C, owne , amend he Official ning Atl of the Land Development Regu ations by amending the zo ng district of certain lands, the Planning and Zoning Board, ser ng also as the Local lanni g Agency, ecomm s to th Board of County Commissione s that the zoning istrict be amende m U RAL RESIDE IAL ("RR") and RESIDENTIA SINGLE FAMIY-2 ("RS 2") to LANE RESIDENTIA DEVELOPNT ("PRD for the property described, as follows:
COMMENCE a he No th st corner of Section 4, Township 4 South, R ge 16 ast, olu bia C unty, F rida d run N th "36'03" West along the North ne of said Section 4 a distanc 74.82 fe to a poi on t Westerly Right-of- ay ine f Pinem unt Road (Cou y R ad 52) the e South 07° '01" est alon said Weste ly Right-of-Way line of Pinemo t t oad Cou y R d 252) distance of 64.97 feet to th POINT OF BEGINNING; hence tinue uth 07° 5'01" W st still along said Westerly R ght-of-W line of Pinem unt R ad (County Road 252) a dis ance of 241.92 feet to the poin of curve of a curve concave to he Northwest having a radi of 1105.92 feet and a central angle f 45°36 9"; thence Southwesterly along the rc f id c rv be g still said Weste ly Right-of-Way line of Pinemo t t oad Cou y R d 252) a dstanc f 880.27 fe ; thence So h 60° 33'18" W st sti alo sai Weste ly R ght-of-W line of Pinem unt R ad (County Road 252) a distance of 134.16 feet; thence Nor 46°21'12" West a distance of 485.27 feet; thence outh 9° 5'01" est a d - t c of 331.25 f t; t nce So h 00° 4'59" East a s- nc of 547.23 feet to a point on he rt li of e ut 1/ f the Northeast 1/4 of Section 4; henc c nue South 00° 4'59" ast di tance f 137.52 fe to a poi on he N rth rly ight-of-W line of nemount R ad (County Road 252), ai poi bei a p int cur concave t the N th havi g a radius of 2241.8 fe and a central ar le of 20' "; thence So herly along the arc of said curve a di ance of 287.36 feet to the poi of tangency of said curve; hence o h 77° 5'37" st still alon sai Northerly ight-of-W line of Pinemount Road (Coun Road 252) a distance of 499.97 f t; t nce So h 83° 2'59" est still alon sai Nort erly ight-of- y ine f Pinem unt Road (Cou y Roa 252) a distance f 00.66 e ; thence ou h 76° 7'21" W st still along said Northerly ight-of-W line of nemount R ad (County Road 252) a distance of 60.19 feet to he oint of curve of cur e on ve to the South having a adius f 2351.8 f et and ce ral angle of 03°29' "; thence Southwesterly along the rc f id c rv **still** ein sai Nort erly Right-of- y line of Pi mount Road (County oad 52) a di tance of 143.61 fe to he end of said ur ve thence o h 68° 8'18" st still alon sai Northerly ight-of-W line of Pinemount Road (Coun Road 252) a distance of 242.87 feet to the point of curve o a curve concave to he South havi g a adius f 2341.8 fe and a central angle of 01° 8'53"; thence Southesterly along he arc o id ur a distan of 46.92 eet to po t o t e West line f A PAVED COUNTY ROAD, NOW AMED SOUTHWEST NGATE STREET; THENCE NO H 89° '14" WEST, AL SAI SOUTH RI T OF LINE OF SOUTHW ST NGATE STREET, A DISTANCE F 279.37 FEET TO A CONCRETE MONUMENT S #1079 A THE I ER SE ION O SAID S UT RIG OF AY NE, AN THE ENT LINE OF BUSH RE , A 33 EET IDE RIGH OF Y, **VAC**ATED P INSTRUMENT RECORDED I OFFICI L CORDS BOOK 98 PAGE 751 AND OF CIAL RECORDS OOK 798 PAG 1992 OF E P BLI RECORDS OF COLUMB COUNTY, F ORIDA THEN L ING S D SOUT RIGHT OF WAY LINE, OUTH 2° 3'09" EST, ALO SAI CENTERLINE OF VACATED BUSH STREET, A DISTANCE F 450.61 FEET TO ONCRETE MONUME (PLS #107 ON THE NORTH IGH OF WAY LINE OF COUNTY O 240 50 EET W DE RIGHT OF WAY); THENCE LEAV NG SAID CENERLINE, **NOR**TH 9° '53" EAST, LON SAI NORT RIGH OF W LINE, A DISTANCE F 140.94 FE TO E BEGIN NG OF A C E, CO AVE NORTHWESTERLY, HAVING A RAD F 5 00 EE , AND ING UBTENDED BY A CH D ARING AND DISANCE OF NORTH 2° '42" EAST, 60. FEET TH CE NO HEASTE Y ALONG THE RC OF SA D **CURVE** THROUGH A CENTRAL A GLE OF 7 00' ", AN ARC L GTH OF 64.58 FEET TO E E OF SA D **CURVE** BE G ON HE OR EA TIONED W T RIGH OF Y LI E OF STATE ROA 47; HENCE NO H 5° 29'30" EAST, L SAI WEST RIGH OF AY LINE, A D TANCE F 424.43 FEET O THE POINT OF BEGINNI .
Containing 2.35 acres, more or less.
Tax arcel umbers 10-5s-16-03551-000 10-5s-16 0 46-000
Z 05 , a applic io by Megan art of Legacy Engineering S utions, nc., age t for Gary orensen and My ewel om of lori , C, owne , amend he Official ning Atl of the Land Development Regu ations by amending the zo ng district of certain lands, the Planning and Zoning Board, ser ng also as the Local lanni g Agency, ecomm s to th Board of County Commissione s that the zoning istrict be amende m U RAL RESIDE IAL ("RR") and RESIDENTIA SINGLE FAMIY-2 ("RS 2") to LANE RESIDENTIA DEVELOPNT ("PRD for the property described, as follows:
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305-GENERAL

****SIGN ON BONUS****
N hiring truck dri rs. Must have CDL with Ta er **en**dorsem s, 1-2 ar experience, 7 year MVR. We pa per ile l **ed and** unloaded. For more informatio p ase ontact Will ams iry Tr k ing a (912) 67-9160

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2 Bartende needed, must be HONEST, re able, & able to be ember of he er an Lesbian some form, smoking environment. eferences, backgr nd check & rug e require St t at minimum wage. 386-365-53 9am to 5pm

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Bullfrogs nd utterflie Teacher. Staff cr ntial preferr Em il resume to: bullfrogpk tt.net r pply t 1226 SW Gr dview St. LC

CDL DRIVERS CLASS A
arren Pine Straw Co is hiring local drivers. Hom every day/night or every other day night. Good pay. Contact 386-935-0476.

Class A CDL driver neede m imum 1 y exp. Mu t be willing to get HAZMAT. Home every night. Full benef pack av l. Call John 386 294-2024.

Company Driver Needed
Columbia Grain is ecruitin for pickup and deliv y in FL & S GA. Home most nigh & all weekends. Requires g d entire driving record & 6 mo verifiable experience. e off steady w k good equip ment comp itive pay & full benef pa . C l for detail 386- 55- 00 sk f Greg or Ed e

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Exp janitorial per n needed, PT or FT position ai bl contact 6-292-9938 10a-2p

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Experienced Block Truck & eady- x uck Drivers needed. ust have CDL, Class B, lean d iv g record. Competitive pay w th benefits. Apply at: Bell oncrete roducts, 2480 N. U 129, Bell, FL

Full Time position open for Purchasing, Shipping/R ceiving, ata Entry and ge ral ffice duti es. Expe ience i Purchasing and good comp er skil necessary, **know**ledge in steel fabricat /m hanic equipment fabric ion and/or Auto-CAD helpful. nd Re me to; Fab Purchasing 3631 U Hwy 90 East, Lake City F 32055

Graphic design, pr uction asst. ent y or exp. Email bdj@startech.cc

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Hiring Warehouse cl fulltime position for indu rial w e- use shippi recei ing, loading, unloading an ticket picking. Computer nowledge needed, will train ap y i pe on 3631 E U Hw 90, La City FL, email: guy@qiagr up.com

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oking for servic an or help s to instal & do maintenance on dairy farms, tig weld, refrigeration, & e ctrical. Call 9 -2842 or 19 5 County Rd 49, O'Brien.

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Security company seeking full time employee for custom r servi e, **sch**eduling and managing the war use. ull benefit package, incl ing retirement. Send sume to hrhd7@yahoo.com

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TRUCK DISP CHER/OFFICE ASSIST
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High School diploma req. pay based on experience. Please a 386-365-25 to set up n interview.

WAREHOUSE WORKER
Fu time position avai able at Nett Sausage. App y in person between 9 am and 4 pm at 190 SW County Road 2 .

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ell rilling assis ant anted. alid DL, C prefer d, must pass drug & bk c ck. ust have lexibl sche le. ompetiti pay, nefits include RA & heal h i . Apply 904 NW Main Blvd, Lake City.

315-MEDICAL

Avalon Heal hcare is seeking profession Nursing S aff & NAs, and offe ng **$10.35** s ting p or **CNA**s who ualify. All andid tes must pass drug screen and background chec , as well as possess an act ve certification. lease ap y in person @ valon He thcare, 1270 SW in B d. Lake City, FL

405-YARD SALES

PUBLISHER'S NOTE
All Yard Sale Ads M st be Pre-Paid.

445-MISCELLANEOUS FOR SALE

Dryer whit good condition $75
386-965-67 or 678-617-5560

Electric St ve white, wor great $75
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Portable Garage w/me al siding 1 x24 w/r ed t p door & standard side door. Like new. $3500 Call 386-288-5838

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535-BOATS/MARINE

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605-PETS & ANIMALS FOR SALE

PU LISHER'S NOTE
Fl ida Law 828.29 requires do and ca s being ld to be at least 8 weeks old and have a health certificate from a licensed vete na an documenting they have mandat y shots and are free from in estinal and external parasites. Many pecies of ildlife must b **li**censed by lor da ish d ildlife. If you are unsure, contact the local offic for information.

705-HOMES FOR RENT

3/2 new construction lease option. No Pets. 1st, last + $800 sec, $1100/mo Sout of own. Credit re s r q'd 3 -397-5425

Lg 2br/2ba, DR, dat d kit, CH/ by VA $725 o 6 o **ease** w/sec d 813- 84-6017

Lg 4+BR/3. BA, 2 car garage, quiet, dogs ok, $1175/mo
240-274-9368

710-APARTMENTS FOR RENT

2BR/1BA, k t/dinett area, CH/ 1 car garage, W/D hook up, new ca pet. $580/mo, 1 mo sec. No pe . 386-961-8075

3BR's as low as $699/ o Windsong Apartments e offer 1, 2, & 3 B s 2598 SW Windsong Circle 386-758-8455 All am ities included!

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740-COMMERCIAL FOR RENT

Office space, wa house space an storage uni s available. PRIME LOCATI jus off S-90! 38 752- 444

805-HOMES FOR SALE

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All real estate advertising in this newspaper is subject o the fair housing act which ma s it illegal to advertise any pr erence, limi ation, o disc imination ba d on race, c lor, religion, sex, disability familial status or national origi ; or any intention to make such preference, limi ation dis imination ." Familial tatus ludes ch dren under the age of 18 living with parents or legal custodians, pregnant w en and people securing cust y of children under the age of 18. This newspaper will no knowingly **accept** y advert ing f rea estate w ich is in viola ion of t l . Our readers are hereby informed that ll wellings adve ise in this newspaper are avai able on an e al opport ni y basi To complain of discrimination call H D toll free at 1-800-669-9777, t toll free telephone number to t e hearing impaired is 1-80 927-9275.

810-LAND & LOTS FOR SALE

/2 to 10 acre lots; owner financing. some with /s/pp
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Lake City Reporter

PUBLIC NOTICE:

Posted 4-12-17 BMS

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

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 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 Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly 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 Westerly 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 Westerly 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 Westerly 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°20'39"; thence Southerly 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 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance 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" 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

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

THE RESERVE
AT JEWEL LAKE
PUBLIC
NOTICE

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: Z0573 Z0574
NOTICE OF ENACTMENT OF OR

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):

05/05/2017

Affiant

Sworn to and subscribed before me this 5th day of May, 2017

Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 132405
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

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 18, 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 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 reads, as follows:

ORDINANCE NO. 2017-7

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0573, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2017-8

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0574, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RURAL RESIDENTIAL ("RR") AND RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OF CERTAIN LANDS 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 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.

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.

339046
May 5, 2017

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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 categories will require prepa t. 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

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Wednesday	Tues., 10 a.m.	Tues., 9 a.m.
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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:Billing Inquiries:** Call 755-5440. Should further information be required regarding payments or credit limits, your call will be transferred to the accounting department.

GAR GE SALE $17.5017.50 4 LINES • 3 DAYS *Includes 2 SignsIncludes 2 Signs* Each additional line $1.65Each additional line $1.65Each additional line $1.65

LEGALS

IN T CIRCUIT COURT F
OLUMBIA COUNTY, LOR-DA
PR BATE DI SION
LE NUMBER: 16-CP-192
N RE: STATE OF
DORO Y J. H RRINGTON,
Deceased.
NOTICE TO CREDITORS
T administration of the estate f Decedent, DOROTHY J HARRINGTO , who d e of deat as June 5, 2016, is pendi in he Cir uit ourt for Columbia County, Flori a, Pro- ate ivision, he addres of whic is 173 NE Her an Av- enue, Lake City, Flori 32055. The name and address o the ersonal eprese ati and t Personal R resentat ve's att ey are set forth below.
ll reditors of cede and othe pe sons hav ng c ims or demands gainst ece nt's es ate on whom a copy this notice is required to b served ust file their la s w th this co t WITH THE ATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION F HIS NOTICE R 0 S AFTER TH ATE OF SERVIC OF CO OF THIS N TIC O THE .
ll other creditors of ecedent and other persons ving clai or de nds a inst ce nt's estate m t file th r cl ms w th t is rt WI IN 3 MONT AF R THE DATE OF THE FIRST UBLIC IO OF THIS NO- TICE.
AL CLAI N FILE WITHIN HE TI PER ODS SE FO H SECTI 733.702 THE LOR A PROBATE ODE ILL BE FOREVER BARRE .
TW HSTANDING HE ME PERIODS SE FORTH ABOVE, AN CLA M FI ED TWO (2) YEARS OR MORE FTER THE DECEDENT' DATE OF DE H IS BARRE
The date of first publ ation of this notice is April 2 , 2017.
Personal Representative:
/s/ SHIRLEY NELSON
14 8 Southwest 92nd W
Lake Butler, Florida 32054
ttorneys or ersonal epre- sent ive:
DA Y PEELE & GREEN, PLLC
By: /s/ RACHEL E. CHEE
Florida Bar No. 0124959
BONNIE S. GREEN
Flori a Bar No. 010708
285 ortheast ernand - enue
ke City, ori a 3205
Telephone: (386) 752- 20
Facsimile: (386) 755-4 9
Primary email:
bonnie een@darbypeele. om
Secondary email: el resbran- nen@dar eele.com

33 13
April 28, 2017
May 5, 2017

IN THE CIRCUIT COURT F
OLUMBIA COUNTY, LOR-DA
PR BATE DI SION
File No. 2017-96 CP
IN RE: ESTATE OF
Geraldine M. Fields,
Deceased.
NOTICE TO CREDITORS
T administration of the estate f eraldine . i ds de- ceas , hose d e of death was Ap il 6, 2017, is p nding in he ircuit ourt r C lumbia unty, Flor da, ro e ivi sion, he ad ess o whi 173 N H nando Avenue, La City, Fl ida 32 5. The ames and addresses of he ersonal re sen ativ and the personal representativ s attor- ney are set forth below.
All creditors of d edent an ot er persons ving clai or de nds a inst ce nt's ate on whom a py of this otic is equired to be served must file the r claims ith this ourt I IN E L ER OF MONTHS AFTER HE TIME OF THE RST PUBL TIO O THIS NO- ICE OR 30 DAY AFTER TH DATE OF SER CE OF COPY OF HIS NOTICE ON THEM.
Al other edi ors of he dece- dent and other persons aving claims or demands inst ce nt's es te must file their claims with this court ITHIN 3 ONTHS AFTER THE TE OF E FIR PU CATI OF THIS NOTICE.
ALL C AIMS OT ILE WITHIN HE TI PER ODS SE FO H SECTI 733.702 THE FLOR A PROBATE ODE ILL BE FOREVER BARRE .
NOTWI HSTANDING HE ME PERIODS SE FORTH ABOVE, AN CLA M FI ED TWO (2) YEARS OR MORE FTER THE DECEDENT' DATE OF DE H IS BARRE
The date of first publ ation of this notice is May 5, 2 17.
Personal Representative:
Joseph Michael Fields
431 Neptune Drive NE
Palm Bay, Florida 32907
ttorney or ersonal Repre- sent ive:
Wi iam B. Brannon, Jr
E-Mail Address:
bill. annon68@gmail.co
Florida Bar No. 327484
934 NE Lake DeSoto Circle
Lake City, Florida 32 5
Telephone: (386) 755-3456

339958
May 5, 12, 2017

THE IRCUIT COURT F
OLUMBIA COUNTY, LOR-DA
PR BATE DI SION
File No. 2017-29-CP
D ision Probate
N RE: ESTATE F VI IAN LA JACKS
Deceased.
NOTICE TO CREDITORS
T administration of the estate of ivian ane Jackson de- sed, whose d e of death was N vemb 29, 2016, i pendin in he Cir uit ourt for Columbia County, Flori a, Pro- ate ivision, he addres of whic is 173 NE Her an Av- enue, Lake City, Flori 32055.
he ames and addr ses f the per onal repre ent ive and he personal epresentat ve's att ey are set forth below. All creditors of he de edent and ot r pe sons hav ng c ims or demands gainst dece nt's es ate on whom a copy this notice is required to b served ust file their la s w th this co t ON OR BEFORE THE AT OF MONTHS AFTER HE TIME OF THE RST PUBL TIO THIS NO- ICE OR 30 DAY AFTER TH DATE OF SER CE OF COPY OF HIS NOTICE ON THEM All ther credit s of the decedent and other persons having claim or em nds against d ed t's est e must file their laims th this o t WIT N 3 MONT AF R THE DATE OF THE FIRST UBLIC IO OF THIS NO- TICE. ALL CLAIMS NOT FI ED ITHIN HE TIME ER ODS SE FO H I FLORID ST UTES SECT N 733.7 WILL BE FOREVER BARRED. NOTWITHSTANDING HE ME PERIODS SE FORTH ABOVE, AN CLA M FI ED TWO (2) YEARS OR MORE FTER THE DECEDENT' DATE OF DE H IS BARRE
The ate of irst publ cati of this tice is: April 2 , 2017.
Personal Representative:
/s/ Robert Rutledge
155 SW Lancelot Glen
Lake City, Florida 32024
ttorney or ersonal Repre- sent ive:
/s/ John J. Kendron
F rida Bar Number: 03 850
obinson, Kennon Kendron, P. .
582 We Duval St eet
PO Box 1178
Lake City Florida 32056-1178
Telephone: (386) 755-1334
Fax: (386) 755-1336
E-Mail: jjk@rkkattorneys.com
Secondary E-Mail:
mad@rkkattorneys.com

337643
April 28, 2017
May 5, 2017

NOTICE OF ENACTMENT OF ORDINANCES BY THE OARD OF COUN COM- MI IO RS OF COLUMBIA COUNTY FL IDA
NOTI E IS HEREBY G VEN t t the ordi nces, hich titles hereinafter appear, w ll be con- sidered for enactm t by the oard of oun y Commissi - ers o Columbia C unt F ori- da, at publ c hear ngs on May 8, 2017 at 5:30 p.m or as oon hereafter as the atters ca be hea d, in he chool Boar A mini trative Comp x located at 372 We Duval St eet, Lake City, Florid Co es of id ordin ces may be inspected by any mber of the public at the Office of the Coun y Manager Co ty Ad ministra ive O ice located at 135 N theast ernando Av- enue Lake Cit Flor da, during regular business hour . On the date, time and place irst above mentioned, all int ested per son may appear and be heard with respect to the dinances. The title of sai or nance reads, a follows:
ORDINANCE NO. 2017-10
AN ORDINANCE OF C UMB A COUNTY F ORI- DA, AMENDIN ORDI NCE NO. 98- THE CO MBI COUN LA DEVELO MENT REGU TIONS, AS AM DED; RELATING TO N AMENDMENT TO THE TEXT OF T CO UMB COUNT LAND DEVELOPMENT REGU- LATIONS, PURSUANT TO N APPLICATION, LDR 17- 2, BY BOARD OF COUNTY COM- MI IO RS; AMENDING SECTION 4.12.2, EN TLED "PERMITTED PRINCIPAL USES AND STRUCTUR "; ENDI SECTION 4 13.2, EN TLED " RMITTED PRINCIPA USES AND STRUCTURES ; A NDI SECTION 4.14.2, EN TLED "PERMITTED PRINCIPAL USES AND STRUCTUR "; ENDI SECTION 4 15.2, EN TLED " RMITTED PRINCIPA USES AND STRUCTURES ; A NDI SECTION 4.16.2, EN TLED "PERMITTED PRINCIPAL USES AND STRUCTUR "; ENDI SECTION 4 17.2, EN TLED " RMITTED PRINCIPA USES AND STRUCTURES ; A NDI SECTION 14 13, ENTITLED "S E AND DEVELOPM T PL APPROVAL"; AM D- G SECTION 14.13.2 E I- TLE "PROCED E"; ENDI SECTION 14.13.4, ENTITLED "ISSUANCE OF BUIL NG PERMIT D ET- ING SECTION 14.13.5 E I- TLED "SANITA SEWER"; ELETING S CTION 1 13.6, ENTITLED " OTABLE A- TER" DELETIN SECT ON 14 13.7, E ITLED RAINAGE" DELETING SECTION 14 13.8, ENTITLED OLID WASTE"; DELETING S CTION 14 13.9, ENTITLED ECREATIO ; CREATI A NEW SECTION 14.13.5, NTI- TLED "CONCURRENCY"; AND, CREATING A NEW SEC- TION 14.13.6, ENTI ED " I- NOR ITE AND DEVE P- ENT PLAN APPROVAL" PR IDIN SEVERABIL TY; REPEAL NG ALL ORDI NANCES I CO FLICT AND RO IDING AN FEC IVE DATE.
The public hearing may be continued t one or more future date. Any intereste party shall be advised that the te, t e and pl e of any con nuation of the public hearings shall be an- nounced during the public hear- ings and that no fur her notice concerning the mat ers will be published, unles sai continu- ation exceeds six alend r weeks from the da e of the ove refer nce public hear- ings.
All per ons ar advi d that, if they decide to appeal any deci- sions made at the pu ic hear- ings, they will need record of the proceedings and, f r such pu ose, t ey may nee to en- sure that a verbatim record f the proc edings ar m de, which record clude the testi- mony and evidence upon which the appeal is to be based.
In accordance with th Ameri- c s wi Di bilitie Act, per- sons needing a speci accom- modation or an interpreter o par cipate in he proceeding should contact Lis K. B Robert at l st seven 7) ays pr or t the date of e ear g. Ms Robe ts may co acted b tel phone at (386) 758-1005 or by T ecommuni cat on evice for Deaf at (386) 758-2139.

339056
M 5, 2017

NOTICE OF SHERIFF'S SALE
URSUANT TO RIT OF EXECU ION issue in the Cou Cour o Co mbia unty, Flor da, n e 8t day of Apri 201 in t e cause wherein, My Healthcare eder- al Credit Union as Pla ntiff, and arah Dow nd ohn Dow, s end t(s) Bein C e No. 16-912-CC, n s d ourt. I M k H er, A he ff of Colum ia C unty, F rid , have his ay evied upon t right, title d interest f th Def ndant, Sa ah Dow, i and o he ollowing escr bed per- sonal property, -wit
1996 HITE 17 t. LUEW TER BO w h Merc y En gine VIN PIOCC077L596 AND 2008 AGIC ILT BOAT TRAILER V # 1 BA191381E4346
I s ll ffer his r erty for s e June 6, 2017 at he C lum ia Co ty D tent n Fa- ility, 89 .W. u ten v en , La City, S ate f Flori- da 32055, at the hour of 10:00 A.M., or soon thereafte as pos- sible. I will offer for sale all of the said defendant Sar Dow , right, title, nd interest in h af esaid per on property, at ublic uction nd ill s the me, subj t t an an ALL t xes pr l ns, encum- brances and udgmen s, f y the highe an bes bidder or CASH N HAND. The o- eds to b applied as f a y be to he aym t of costs nd the atisfaction f the above described E cut n.
05/01/2017
MARK HUNTER As Sherif of Columbia County, Fl ida
Y: reg illiams, puty Sher ff

339454
May 5 12, 19, 26, 2017

OTICE OF PUBLIC EAR- C CERNIN A BDI- VISION VAR CE A PRO- VIDED FOR HE LUMBIA COUN LA DEVELO ENT REGULA- TIONS
BY T BOARD OF COUNT COMMISSIONERS OF C UMBIA COUNTY F ORI- DA, NOTICE I HEREBY IV- EN that, pursuant o he C umbia C unt La Devel opment Regu ations, as am ded, herein te referr to as t Land Devel pm t ulat ns, as am ded, ob- j ti s, recom endat ons and comments concerning t e sub- division variance, a described below, will be ard b the oa of oun y Commissi - ers o Columbia C unt F ori- da, t a pub c hear g on May 18, 2017, at 5:30 p.m or as oon hereafter as the atters ca be hea d, in he chool Boar A mini trative Comp x located at 372 We Duval Str et, Lake C ty, F rida.
SV 17 01, a petition by Barbara E. Swanson, agent or Robert . and arba E. Swanson & Gordon Phillip Sw son, o n- ers to request subd vi on var ce be granted from t e dimensio and esi stan- rds of Sect n 5.23 2 of the Land Development Regu ations to allow for a deviation from the three to one lot len th to width ratio. The variance has een filed in cco nce w th a final plat submitted as pa of a peti- tion filed March 20, 017, to be located on propert descri ed, as follo :
PART SECTION 23, TO SH 3 SOUT RA E 16 EAST, COLUMBIA OUN- TY, FLORIDA, AND I CLUD ING LO 2 OF BLOCK " OF "HICKORY RIDGE, A SUBDI- VI ION PE P AT THER F RECORDED IN PLAT BOO 7, PAGES 100-102 OF THE PUB- LIC RECORDS OF COLUMBIA COUNTY, FLORIDA, RE PAR CULARLY SCRIBED AS FOLLOWS:
COMMENCE AT A CON CRETE MONU NT MARK ING THE SE ORNER OF SEC ION 23, T SH 3 S UTH, RANGE E ST, C UMBIA COUNTY, F ORI- DA, AND TH CE S. D GREES 58' 4"W., ALONG THE SOUTH LINE OF SA SEC TI 23, A DISTANCE OF 27 28 FEET TO A CON- RETE M NU NT LS 4 8, AND THE POINT OF BEGIN- NI G OF T HERE DE SC BED LANDS; TH CE CONT NUE S. DEGR S 58'04 ., STILL ALON SAID SOUTH LINE, 81.06 FEE TO A CONCRETE MONUMENT , LS 4708 BEING N TH NORT ASTERL RIGHT OF-WAY LINE O A 60 FOOT WIDE PRIVATE ROAD NOWN AS NW SECLUDED GL , AI RIGHT-OF-WAY ING DEFINED BY A CURVE CONCAVE TO THE SW AND ING A R DIU F 2 .58 FEET AND A CENTRAL AN- GLE OF 36 DE EES 52' " AND BEING S BTENDE B A C RD HAVING A BE - IN OF N 3 DEGRE 4 00 , A A CHORD LENGT OF 18 .56 F ET; T NCE NORTH STERLY ALONG THE ARC OF SAID URV AN AR DISTANCE 190.84 FEET TO A CON- RETE M NU NT LS 4 8, MARKING THE POINT OF TAN CY OF SAID CUR ; THENCE S.87 DEG ES 47 W., STILL ALON SAID RIGHT-OF-WAY LINE, 6.65 FEET T A CONCRETE M N- UMENT, LS 4708, M RKING HE S CORNE OF LOT 3 OF BLOCK "A" OF "HIC RY RIDGE", A SUBDIVIS N AS R PLAT THER F ECO ED I PLAT BOO 7, PAGES 100-102 OF THE PUB- LIC RECORDS OF COLUMBIA COUNTY, FLORIDA; ENCE 39 DEGREES 06'50"W ONG TH MONUMENT EAST LINE OF SAID LO 3, A DISTANCE OF 384.18 FEET TO A CONCRE MO - E , LS 47 , M KING HE SE CORNER OF LOT 1 BLOC " OF S ID "HICKORY RIDG ; TH NCE N.3 DEGREE 13'0 E., ALONG EAST L E OF AID OT 1, A DI ANC OF 557.86 FEET TO A CON- ETE M NU NT S 47 , ON THE MONUMENTED OUT WES RLY RIGHT OF-WAY LINE OF N LAKE JEFFER R AN MAR ING THE NE CORNER OF SAI LO 1; EN S. DEGREE 07'45 E., ALONG SA RIGHT-OF-WAY LINE, 360.06 FEET TO A CON- RETE M NU NT LS 4 8; THENCE S.00 DEGREES 03'2 E., 596.21 FEET TO THE POINT OF BEGINNING.
ontaining 7.14 acres more or less.
Tax Parcels 23-3s- 6-02272-053 23-3s-16-02272 02, & 23-3s-16-02272-204
e public hearing m be con- tinued to one or more futu d es. An inter sted pa shall be advi ed tha the date, time and place of any continua- tion of the public h ring shall be announced during t e public hearing and that no further no- tice concerning th mat r will be publ shed, unless said con- tinuation exceeds six calendar weeks from the da e of the ove refer nce public hear- ing.
t th afor enti ed publ hearing, al inter sted pa ies ay appear to be he d wit respect o the variance.
Copies of the subdiv ion vari- ance are available fo public in- spection at the ffice of th Co ty Plan r, oun Admin- istrative Offices lo ted at 135 Northeast Hernando Avenue, ke City, orida, during regu- lar business hours.
ll persons are advi ed that if they decide to appeal any deci- sion made at the abov refer- enced public hearing, they will need a record of the proceed- ings, and that, for such pur- pose, they may need t ensure that a verbatim ecor of the pr edings is made which r or incl es t test ony and vidence upon whi the peal to be base
In accordance with th Ameri- c s wi Di bilitie Act, per- sons needing a speci accom- modation or an interpreter o par cipate in he proceeding should contact Lis K. B Robert at l st seven 7) ays pr or t the date of e ear g. Ms Robe ts may co acted b tel phone at (386) 758-1005 or by T ecommuni cat on evice for Deaf at (386) 758-2139.

339051
Ma 5, 2017

OTICE OF ENACTMENT OF ORDINANCES BY THE OARD OF COUN COM- MI IO RS OF COLUMBIA COUNTY FL IDA
NOTI E IS HEREBY G VEN th t the ordi nce, w ich titles hereinafter appear, w ll be con- sidered for enactm t by the oard of oun y Commissi - ers o Columbia C unt F ori- da, at publ c hear ngs on May 8, 2017 at 5:30 p.m or as oon hereafter as the atters ca be hea d, in he chool Boar A mini trative Comp x located at 372 We Duval St eet, Lake City, Florid Co es of id ordin ces may be inspected by any mber of the public at the Office of the Coun y Manager Co ty Ad ministra ive O ice located at 135 N theast ernando Av- enue Lake Cit Flor da, during regular business hou s. On the date, time and place irst above mentioned, all int ested per son may appear and be heard with respect to the dinances. The title of sai or nance reads, a follows:
ORDINANCE NO. 2017-7
AN ORDINANCE OF C UMB A COUNTY F ORI- DA, AMENDIN ORDI NCE NO. 98 COLUMBI CO TY AND DEVELOPMENT REGULATI NS, AS AM D- ED; RELATING TO A ENDMENT O LE TH TEN CONTIGUOUS ACRES O LAND TO THE OFFI AL NIN AT S OF T COLU IA COUNTY LA DEVELO ENT REGULA- TIONS, AS AMENDED, PUR- AN TO AN APPLICAT ON, Z 0573, BY THE P O TY OW ER OF SA D ACREAG PROVIDING FOR REZO ING FROM AGRI LTURE-3 "A- ") TO COMMERC L, N IGH- BORHOOD ("CN") OF CER- T IN LAND IT IN TH UN- INCORPORATED AREA F COLUMBIA COUNTY F ORI- DA; ROVIDIN SEVERA ILI- TY; REPEALING ALL ORDI- NANCES CO FLICT AND RO IDING AN FEC IVE DATE.
ORDINANCE NO. 2017-8
AN ORDINANCE OF C UMB A COUNTY F ORI- DA, AMENDIN ORDI NCE NO. 98 COLUMBI CO TY AND DEVELOPMENT REGULATI NS, AS AM D- ED; RELATING TO A ENDMENT OF RE THAN TEN C IGUOU AC ES O LAND TO THE F- FICIAL ZONING ATLA OF T COLUMBIA C UNTY LA DEVELOPMENT REGU LATIONS, AS AMENDED, PURSU NT TO AN APPLI - TION, Z 0574, BY THE ROP- ERTY OWNER OF SAID AC GE; P OV ING OR REZO NG FROM URA RESIDENTIAL (RR") ND RESIDENTIAL, SI LE F MI- LY-2 ("RSF-2") TO LANNE RESIDENTIAL DEVELOP- MENT ("P ") OF CERTAI LANDS W HI THE U N- CORPORAT AREA OF COLUMBIA COUNTY F ORI- DA; ROVIDIN SEVERA LI- TY; REPEALING ALL ORDI- NANCES CO FLICT AND RO IDING AN FEC IVE DATE.
The public hearing may be continued t one or more future date. Any intereste party shall be advised that the te, t e and pl e of any con nuation of the public hearings shall be an- nounced during the public hear- ings and that no fur her notice concerning the mat ers will be published, unles sai continu- ation exceeds six alend r weeks from the da e of the ove refer nce public hear- ings.
All per ons ar advi d that, if they decide to appeal any deci- sions made at the pu ic hear- ings, they will need record of the proceedings and, f r such pu ose, t ey may nee to en- sure that a verbatim record f the proc edings ar m de, which record clude the testi- mony and evidence upon which the appeal is to be based.
In accordance with th Ameri- c s wi Di bilitie Act, per- sons needing a speci accom- modation or an interpreter o par cipate in he proceeding should contact Lis K. B Robert at l st seven 7) ays pr or t the date of e ear g. Ms Robe ts may co acted b tel phone at (386) 758-1005 or by T ecommuni cat on evice for Deaf at (386) 758-2139.

339046
M 5, 2017

105-LOST AND FOUND

LOST COLLEGE FRIEND
Looking for Mike Drew ho at- ended Berry College n Rom , GA i 1966/6 P ayed the banjo and had a gl s eye. Contact Dan Huff at Huffdan7@aol.com

125-MISCELLANEOUS

HUNTING LEASES avail ble in olumbia Alachu & Suwannee ounties. one 386 65-9822

STER G RDENER PLANT SALE
May 13th, 8 to 3 at f rground in LC. Great plants/prices.

245-MISCELLANEOUS

Stop aying ver $ 0/mo for t evisi program ing! 4 TV's 185 channels /local $5 mo Call ow 870-5 -2220 $35 activation 1st bill

305-GENERAL

Avalon Healthcare is seeking a part-time Dietary Cook/Aide.
* Shift varies
Must e:
-Experienc d with qu tity cooking
-Able to llow rec s
-Able to pass pre-em oyment screening
Please ap y in pers n at
1270 SW Main Blvd
L e City, FL 32025

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aring Hands Animal Hospi al is current y hiring f techni- cian. Vete nary experien is pref rred. Appl an should email resum to hr aringhandslc.com or drop off in person.

CDL DRIVERS CLASS A
W ren Pine Straw Co i hiring ocal drivers. ome very day/night or every other day/ ght Good pay. Contact 386-935-0476.

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perienced oofers needed. MUST HAVE N TRAN PO TION. Apply t 323 S Ma on Av

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Homes of Merit is no hiring. Offering excellent b efits with great pay. Various open posi- tions. Apply in pers at: 1915 SE SR 100, Lake City. Drug Free Workplace

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Industrial aintenanc Techni- n, Experi ce eq red i Electric , Contro a Gener- al Millwright/ Mechanic l work. Experience n ydrau cs and eu tics elp l. S d re- su e to M ntenance Techni an, 3631 S 90 East, Lake ty l 32055.

Mechanic needed it heavy uck ex ience prefe ed. Ex- ellent pay package. Southern Sp ialized ruck a Trailer. 386-752 9754

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ow hir ng xperienc wn ma enance a er. inning att tude. App at st eridgemgmt.com

PUBLIC NOTICE: Posted 5/5/17 BS

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 18, 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 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. 2017-8

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0574, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RURAL RESIDENTIAL ("RR") AND RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OF CERTAIN LANDS 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

THE RESERVE
AT JEWEL LAKE
PUBLIC
NOTICE
WARNING

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
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 The Bo
County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda C
items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: **May 5, 2017May 5, 2017May 5, 2** **Meeting Date:I** **May 18, 2017**

Name: **Brandon M. Stubbs** **Department:** **Building And Zoning Building And Zoning**

Division Manager's Signature:D Ben Scott

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

LDR 17 02 - Ordinance 2017-10 - A request by the Board of County Commissioners to amend the text of the Land Development Regulations ("LDRs") by amending Section La structures"; Section 4.13.2, entitled "Permitted principal uses and structures"; Section 4.14.2, entitled "Permitted principal uses and structures"; Section "I Section 4.16.2, entitled "Permitted principal uses and structures"; Section 4.17.2, entitled "Permitted principal uses and structures"; Section us "Procedure"; and, Section "P "Sanitary Sewer"; Section "Sani 14.13.8, entitled "Solid Waste"; and, Section 14.13.9, entitled "Recreation"; and, creating Section 14.13.5, entitled "Concurrency" and Section entitled "Con

The Planning & Zoning Board held a public hearing on Thursday, April Th approval to the Board of County Commissioner.approval to the Board of County Commissioner.

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

2. Fiscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?

- [X] N/A
- [ ] Yes Account No. _____
- [ ] No Please list the proposed budget amendment to fund this No request

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

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

For Use of County Manger Only:For U

- [ ] Consent ItemCc
- [X] Discussion Item

ORDINANCE NO. 2017-10

AN RDINANCE F O BI COUNTY, LO A, AME NG R NANCE NO. 98-1, T E COLUMBIA OUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA OUNTY AND EVELOP T REG ATIO S, URSUANT O N APPL CATION, DR 17- Y OARD OF OUNTY OM ISSION S; AMEND SECTION . , ENTIT ED PER ITTED P INCIPAL USES ND STRUCTURES" AM DIN SECTION .1 , ENTIT ED PER ITTED RINCIPAL USES AND ST TURES"; AMENDING SECTION 4.14.2, ENTITLED PERMITTED RINCIPAL USES AND ST UCTURES"; AMENDIN SECTION 4 2, ENT LED " MITTED PRINCIPA USES ND STRUCTURES" AM DIN SECTION . , ENTIT ED PER ITTED P INCIPAL USES ND STRUCTURES" AM DIN SECTION .1 , ENTIT ED PER ITTED RINCIPAL USES AND ST TURES"; AMENDING SECTION 14.13, ENTITLED "SITE AND DEVELOPMENT AN APPROVAL"; AMENDING SECTION 14.13.2, NTITLED PROCEDURE" AMENDING SECTION 14.13.4, NTITLED "ISSUANCE O BUILDING ERMITS"; DELETING SECTION 14.13.5, ENTITLED SANITARY SEWER"; ETING SEC ION 4. 6, ENT ED P ABLE WA R"; E TING SEC N 14.13.7, NTITLED DRAINAGE"; ELETING CTION 14.13.8, NT TLED LID WA "; E ING S ON 14.13.9, EN ITLED " ECREATION" CREATING A NEW ECTI N 14.13.5, NTI ED "CONCURRENC ; AND, ATING A NEW S CTION 14.13.6, ENTITLED MINOR IT AND ELOPME PL N APPR VAL"; PROV NG SEVERABILI ; REPEALIN ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125. Florida Statutes, as amended, empowers the Board of County Commissioners of Colu a County, Florida, hereinafter referred to as the Board of County Commissioners, to prep e and adopt land development regulations;

WHEREAS, Sections 16 61 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires he Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

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

WHEREAS, th lanning d Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning an oning Board, has been designated as the Local Planning Agency of Columbia County, Florida, here after referred to as the Local Planning Agency;

WHEREAS, pursuant to tion 163.3174, Florida Statutes, as amended, and the Land Development Regulatio , the Planning and Zoning Board, serving also as the Local Planning Agency, held the requ ed public hearing, with public notice having been provided, on said application for an am ment, 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 p lic hearing concerning said application for an amendment, as described below, and recommended o the Board of County Commissioners approval of said application for an amendment, as describ below;

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

WHEREAS, the B ard of unty Commissioners has determined and found that a need and justification exists fo the approval of said application for an amendment, as described below;

WHEREAS, the Board of unty Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the com ehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of unty Commissioners has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulatio and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

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

NOW, THEREFORE, BE IT O DAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLOR A, AS FOLLOWS:

Section 1. Pursuant t an application, LDR 17-02, by the Board of County Commissioners, Section .12.2, entitled mitted principal ses and structures ; tio .13.2, en led " mitted principa ses and st ctures"; Section 4.14.2, entitled "Permitted principal uses and structures"; ection .15.2, enti led Per ted rincipal u es and ctures"; ec on .16.2, entit d "Pe mitted rincipal ses and structures"; Section .17.2, n ed "P rmitted rincipal uses and tructures Section 13, entitled "Site and development plan approval"; Section 14.13.2, entitled "Procedure"; and, Sec n 14.13.4, entitled "Issuance of a building permit" of the Land Development Regulations are hereby amended as follows:

4.12.2 *Permitted pri pal us and structures.*

1. Retail commercial o tlets for sale of food, hardware and drugs.
2. Service establis ts uch as a barber bea s p, h e r air op, s -service ndry or dry cleane laundry or dry cleaning pick-up station.
3. Churches and othe ouses of worship.
4. utomotive elf erv e station . (See section .2 for pecial des n s and s for autom ive servi e an elf service stations.)

The above uses are s ct to the following limitations: (1) floor area of each individual outlet r establishment hall n exceed 0 0 quare feet;) sale, display, p epar ion, and sto age to be conduct within a completely enclosed building, and no more than 20 percent of floor area to be devo to storage; (3) products to be sold only at retail; and (4) Site and evelopment lan p al s e ired or ll pe itted u s a d tructures in cor ce with Sec n 14.13.

4.13.2 *Permitted pri pal us and structures.*

1. etail ommerci ou ets fo sale of food; w arin apparel; fab ; oy sundr es and noti ; books an st onery; leather goods and luggage; paint; glass; wallpaper; jewelry including epair); , camer s or ho grap c supplies (including amera epair); spo ing go s; hobby ops and pet shops (but not animal kennel); musical instruments; ptical oods; ele ion a radi (includin rep r i idental t sales florist o g ft sh ; deli ate en; ake sh but ot olesale b ery) dr ; lants and den pplies (incl ding o side storage of plants and materials); automotive vehicle parts and accessories (but not j k yards or automotive wrecking yards); and similar uses.
2. etail commerci tlets r sale o home rnishings (fu itur loor coverings, d eries, upholster nd ppl nces (inclu ing pair incidental sale office

equi ent r furnitu e, ardware, second-hand erchandise in completely enclosed buildings, a d simila ses.

3. ervice establi ent uch as arber r eaut s p, sho ep r sh , restaurant, i rior decorator, p ographic studio, art or dance or music studio, reducing salon or gymnasium, animal gro ming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleani pickup station, and similar uses.
4. ervice stabli nts such as radio r elevisi statio (ot e vision r r io owers r an ennas) uneral hom , radio and elevision epai sh , appliance repair shop, letter shops an rinting establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and prof ional offices.
7. Newspaper offices.
8. Banks and financia institutions.
9. Professional, bu ss, and technical schools.
10. Commercial recr iona facilities in completely enclosed, soundproof buildings, such as indoor motion picture eater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning a lau ry package p ant n ompletely enclose bu dings sing non-flammable liquid such s perchlorethylene and with no odor, fumes, or steam detectable to normal senses from o f the premises.
13. esidential w ing nits which xisted within his d strict n the ate f do io o am dm t of the e lan development regulations.
14. Churches and ot hou s of worship.
15. Art galleries.
16. rivate clubs an lodg .
17. Miscellaneous u suc as telephone exchange and commercial parking lots and parking garages.
18. Reco y homes.
19. Residential tre nt f cilities.
20. utomotive el erv e station. (See section .2 or p al es n tan ards o auto ive self servic stations.)
21. Public and priv sch ls.

Unless otherwise spec ed, the above uses are subject to the following limitations: (1) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percen of floor space to be devoted to storage; (2) products to be sold only at etail; and 3) e and evelo men lan ap al is eq red for all per itted u s an structures in acc rda with Section 14.13.

4.14.2 *d prin pal us and structures.* As for CG, and in addition:

1. Retail commercia tlets for sale of new and used automobiles, motorcycles, trucks and ractors, obile ho , oats, eavy achiner and equip ent, dairy upp es, feed, fert izer, umber building supplie , m uments, and outdoo retail commer al display areas associa with sale of said items.
2. Service establis ts such as repair and service garage, motor vehicle body shop, car wash, auction house (not including livestock auction arena), laundry or dry cleaning stablishment, nima oarding enne s in oundproo buildi s, lant nur ry or lan scape contractor carpenter r abinet shop, h e equipment ental ce elivery statio , up lstery s , arina and oat sale , commercial wat softening establishm t, rental of automotive vehicles, trailers, and trucks.
3. ommercial ecr ion facilities such s d ive- n heater (ee ection 4.2), g lf dr ing r ge, miniature golf c rse, kating ink, kateb ard arena, go- t rack, nd imilar uses.
4. almist, strolo , psychics, clairvoyants, and phrenologists.
5. Miscellaneous use su as express or p cel livery ffic , mot bus or other ransp tation erminal.
6. holesaling ro mp stocks on , providin o manufact ring or tor e or dist ib ion is p rmit d on the premises.

   Site and development n approval is required for all permitted uses and structures in accordance with Secti 14.13.

4.15.2 *Permitted pri pal us and structures.*

1. Automotive servi and self-service stations. (See section 4.2 for special design standards for automotive self-se ice stations.)
2. Rental of automo e vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. R l commercial tlets.
6. Churches and othe ouses of worship.
7. Facilities for st ge and distribution of products including wholesale activity.
8. Warehousing (incl ing yards).
9. Business and prof ional offices.
10. Commercial recr ion f cilities such as indoor motion picture theater, community or little theater, billiard par , bowling alley, gym, drive-in theater (see section 4.2), golf driving ange, iniature golf course, kating ink, kateb ard arena, go- t rack, nd imilar uses.

Unl ss other se spe ied, the above uses are subject to the following limitations: (1) products to be sold only at retai and (2) for all developments Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.16.2 *Pe d prin pal us and structures.*

1. Wholesaling, war sing, storage or distribution establishments and similar uses.
2. Research laborat s and activities in completely enclosed buildings.
3. ight manufact g, asse ing, rocessin (includin food p essing, n slaughter ses) pack ing or fabricating in completely enclosed building.
4. rinting, itho hin , publis ing, hotograp c processin lue rin ng r similar establis en .
5. utdoor storage y s and lots, provided this provision shall not permit wrecking yards (including automobile ecking yards), junk yards, or yards used in whole or in part for crap r alvage o ation o for rocessing, to age, splay, r sales f any cr salvage, or cond-h building materials, j k uto ive ehi es, r second-hand aut ti e parts.
6. etail ommerci es blishm s for ale, epair, d ervice f ew an used ut mobil , mo rcycl , trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm eq pment; motor vehicle body shop; establishments for sale of farm supplies, umber n building supplie numents, automotiv vehicle p ts and a essorie (but not j k yards or automotive vehicle wrecking yards), and similar uses.
7. Service establish ts catering to commerce and industry including linen supply, freight movers, communication services, business machine services, canteen service, restaurant, employment agency, n ompan , pest c trol, ater often g establishmen and similar uses.
8. vice establish ts such as crematory.
9. Vocational, tech l, trade, or industrial schools and similar uses.
10. Medical clinic in conn ction only with industrial activity.
11. Miscellaneous u s as expres or arcel delivery offi , telep one exch ge, commercial parking lo and garages, motor bus or truck or other transportation terminal.
12. Radio and telev n s ations.
13. uilding rade ont tor n uding n premise storage yar for m erials and equi ent, but n man acturing of concrete or asphalt is permitted.
14. ailroad wit g, freight, d storag yards; ailr ad ui ings and ai enance st ctu s.
15. E isting church nd o her houses of worship.
16. Existing single- mily nd multiple-family dwellings.
17. Public and priv sch ls providing technical services in association with industrial uses.
18. Other similar u wh ch are compatible with the uses of the district.

Site and development n approval is required for all permitted uses and structures in accordance with Section 14.13.

4.17.2 *d prin pal us and structures.* As for ILW, and in addition:

1. Any industrial u hich is otherwise lawful (except those uses requiring special controls and permissible as sp al exceptions) and which conforms to performance standards as set out in article 14.

ite and evelopmen plan app al s eq ired for all pe mitted u s d structures n cor ance with S ti 14.13

Sec. 14.13. - Site an evelopment plan approval.

1. Except or ev ents h h f nder h min si and dev pment plan pro ss estabL hed n ec n 4.13. , th lanning d oning board s all approve all si and evelopment la s as a condition recedent t he is nce f uil ing permits b t e land developmen reg latio dministrator.

14.13.1 *Contents.* e site an developm lan eq ed o e submi ed y e requirements f t ese land development regulations shall include the following elements, where applicable:

1. *Vicinity ap* —I icat g gener ocation f he sit , abutt stree s, xisting u ilities, mplete l l description of property in question, and adjacent land use.
2. *Site plan* —Includ but not limited to the following:
   a. Name, location, o er, and designer of the proposed development.
   b. Present zoning fo ubject site.
   c. Location of the s in relation to surrounding properties, including the means of ingress and gress t such ro ties and ny s ening r u ers n uch pr erties.
   d. Date, north arro and graphic scale not less than one inch equal to 50 feet.
   e. Area and dimensi of site.
   f. Location of all p erty lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   g. A ss to utilit s and points of utility hook-up.
   h. Location and dim ons of all existing and proposed parking areas and loading areas.
   i. Locatio , size, an design of proposed landscaped areas (including existing trees and required landscap buffer areas).
   j. Location and size of any lakes, ponds, canals, or other waters and waterways.
   k. tructures nd or features f lly dimen oned i cludin setbacks, istances etween st ctures, flo r area, width of driveways, parking spaces, property or lot lines, and percen f property covered by structures.
   l. Location of tras ceptacles.
   m. For multiple-fam hotel, motel, and mobile home park site plans:
      2. (1) Tabulation o ro ac eage.
      3. (2) Tabulation o ens ty.
      4. (3) Number of d in uni proposed.
      5. (4) Location an erc t of total open space and recreation areas.

6. (5) Per of lo co red by buildings.
7. (6) Floor area we ing nits.
8. (7) Number of p sed par ng spaces.
9. (8) Street layout.
10. (9) Layout of m e home ands (for mobile home parks only).

3. *Stormwater manag t plan* —Including the following:
   a. Existing contour one foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished evation of each building site and first floor level.
   c. Existing and pro d stormwater management facilities with size and grades.
   d. Proposed orderly posal of surface water runoff.
   e. Centerline elevat s along adjacent streets.
   f. Water management trict surface water management permit.

14.13.2 *Procedure.* e, by t e terms of these land development regulations, approval by the planning and zoni board of a site and development plan is required prior to the ssuance f a buildi permit, the land evelopment egulati administrat r shall circulate the s te an evelopment plan for review to any other official or department of the county which may h e responsibility for some aspect of the site and development plan.

he ite nd d pme pla sha e ubm ted o h l develop nt reg atio administr or not les han 45 days prior to the public meeting of the planning and zoning board at which the ap cation for site and development plan approval is to be considered together with the pay t of such reasonable fees as the board of county commissioners ay etermine hro on n setting fees et ut in ti le 1 of es land ev pm t reg latio

14.13.3 *Action on s and deve opment plan.* The land development regulation administrator hall forward he plicat on fo si e and ev pmen plan oval alon wit any c ments cri ism o the planning and zoning board for approval. The planning and zoning board shall ha e such matters in a public session as part of a previously prepared agenda, however, no p lic notice and hearing is required. All matters relating to planning and zoning board cons ration of site and development plans shall be a public record and approval, approval wi conditions, or denial shall require formal action of the planning and oning oard. A eti n fo a zonin amendmen an an ap lication for s te and develo ent lan appr al shall not be handled concurrently. Rather, an application for site and development p n approval shall be heard only after the applicant has secured the appropriate zoning o he subject arcel. A eals from decisio of th plan ng and zoning oard shall be heard as set out in article 12 of these land development regulations.

In reaching a decisi s to whether or not the site and development plan as submitted should be approved wi a directive to the land development regulation administrator to issue building permit the planning and zoning board shall be guided in its decision and the exercise of its cretion o appr e, approve wit conditi , r o y he fo ow g st da s; t planning and zoning board shall show in its record that each was considered where appli ble and it shall make findings in regard to those of the following standards which it fin s to be applicable:

1. ufficiency of te ts on ow rs nd on rol of he eve opment nd su ciency f ond ions of wn sh r ontrol se, n p manent

mai tenance commo pen sp ce commo facilities, r co n lands sure pr rvati o such lands and facilities for their intended purpose and to insure that such commo facilities will not become a future liability for the board of county commissione

2. Density and/or t ntended use of the proposed development with particular attention to its relat nship to adjacent and nearby properties and effect on those properties and relati hip to the county comprehensive plan.

3. ngress and eg t the d elo ent an p posed tructu es o the d elopment, w th par ular eference o automot e and e st an afety, minimizatio f ma inal ricti w free movement of t affic n dja t streets separation o utomotive traffic and pedestrian and other traffic, traffic low nd control, visio o services and servicin f tilities and ef e collection, an acces n case of fire, catastrophe, or emergency.

4. Location and rel onship of off-street parking and off-street loading facilities to thoroughfares and ernal traffic pat s ithin he p oposed developm t, with par icular refer e to automotive and pedestrian safety, traffic flow and control, access in ca e of fire or catastrophe, and screening and landscape.

5. ufficiency of opos d screens and buffers o pres ve i ternal and external armony n compatib ity it u s inside ou ide e r sed develo ent

6. M er of stormw management on the property, with particular reference to he ffect of isi for st wat r a eme n dja nt nd rby propert an the c sequences f s h stormwater m agement n verall public st mw er mana ment capacities.

7. Adequacy of prov n for sanitary sewers, with particular relationship to overall sanitary sewer availab lity and capacities.

8. Utilities, with r erence to hook-in locations and availability and capacity for the uses projected.

9. ecreation faci es and pen paces, wit at entio o he size, location d evelopment f t e ar as o adequacy, effec o p vacy f adjacen and nearby properti and es within the proposed development, and relationship to community open spa s and recreational facilities.

10. General ameniti and convenience, with par ular eference t assuring that appearance and g nera ayout of the proposed development will be compatible and harmonious with p erties in the general area and will not be in conflict ith ther evelopm in the area as o se substantial depr ation f property values.

11. Such other stan s as may be imposed by these land development regulations on the particular use activity involved.

14.13.4 *Issuance of ilding p mits.* Upon the approval of the site and development plan application by the p nning nd oning board its appro wit co itions, uil ing permits for he propo development shall be issued by the land development regulation dministrator. The lopment sha b uilt su antia y in a dance ith e approved s e an dev pment plan. If after such approval, should the owner/applicant or his or her success desire to make any changes in the site and development plan, such changes shall be subm ed to the land development regulation administrator. If the land development regulatio dministrator deems there to be a substantial change or deviation from hat hich s show on he ap ov site and development lan, the

ow r/applica or his or her successors shall be required to submit the amended site and development plan for roval as set forth in section 14.12 of these land development regulations. Failure t submit such amended site and development plan for determination by the land developmen regulation administrator that a substantial change or deviation is occurring or has occu d, prior to such changes, shall constitute a violation of these land development regulatio and shall be punishable as provided in article 15 of these land development regulatio

Section 2. Pursuant t an application, LDR 17-02, by the Board of County Commissioners, Section 14.13.5, entitled "San ary Sewer"; Section 14.13.6, entitled "Potable Water"; Section 14.13.7, entitled "Drainage"; tion 14.13.8, entitled "Solid Waste"; and, Section 14.13.9, entitled "Recreation" are hereb deleted.

Section 3. Pursuan an application, LDR 17-02, by the Board of County Commissioners, Section 14.13.5, entitled "Co rrency" and Section 14.13.6, entitled "Minor site and development plan approval" are hereby c eated as follows:

14.13.5 *Concurrency*

ew ev pment hall no be approved unles ere s ficien availa le capacity o sustain the level of s vice standards for potable water, sanitary sewer, transportation, solid waste, drainage, recr ion, and public school as established in the Capital Improvements Element of the Compreh sive Plan.

14.13.6 Minor site an develop nt plan approval

Any development that r uires site and development plan approval which meets the following criteria sh be subject to minor site and development review in accordance with this section:

a. T e proposed devel ment does not exceed 10,000 square feet of new or additional gross floor area; or

b. The proposed devel ment does not exceed 3,000 square feet of new or additional unenclosed building area; or

c. The proposed devel ment does not exceed 30,000 square feet of new or additional impervious area; or

d. The proposed devel ment does not exceed any combination of items (a) through (c) listed above, not exceed an aggregate impervious area of 43,000 square feet.

1. Procedure. The Lan Development Regulations ("LDR") Administrator shall have the authority to approve or site and development plans. No building permit shall be issued for any develo nt that requires minor site and development plan review until the LDR Administrator s approved such plan. Minor site and development plans shall be required to have t e same contents as established in Section 14.13.1 above. The LDR Administrator shall n approve any minor site and development plan until such plan has been found to be i compliance with the requirements of these Land Development Regulations ("LDRs").

2. Review. The LDR A nistrator shall review all minor site and development plans for consistency with thes DRs. Further, the LDR Administrator shall provide copies of the minor site and develo nt plan application and support materials to other county departments for review s may be required. The LDR Administrator shall have 5 days from the date of subm al to perform a completeness review. If an application is

deemed incomp e, the LDR Administrator shall notify the applicant in writing by the end of the 5th day. O e an application for minor site and development plan is deemed complete the LDR Admi trator shall have 14 days to approve, approve with conditions, or deny t application.

3. Issuance of build permit and minor changes. Issuance of a building permit and minor changes shall be in a rdance with Section 14.13.4 above.

4. Expiration. Minor te and development plan approval shall expire 12 months from the date of approval unle a building permit has been applied for or issued for at least one building in the devel ent prior to the expiration date. For minor site and development plans app ed for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site co struction has begun prior to the expiration date.

5. Appeals. Appeals t the decision of the LDR Administrator shall be in accordance with Article 12 of these L .

Section 4. Severabil . If any provision or portion of this ordinance is declared by any court of competent jurisdictio o be void, unconstitutional or unenforceable, then all remaining provisions and portions of this o inance shall remain in full force and effect.

Section 5. Conflict. ll ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 6. 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 w hin ten (10) days after enactment by the Board of County Commissioners. This o inance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 7. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statu , as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND D LY ADOPTED, in regular session with a quorum present and voting,

by the Board of Coun Commissioners this 18th day of May 2017.

BOARD OF COUNTY C ONERS OF COLUMBIA C TY, FLORI

Attest:

P. DeWitt Cason, County Clerk

Ronald Williams, Chairman

RESOLUTION NO. PZ/LPA LDR 17-02

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 AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING SECTION 4.12.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.13.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.14.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.15.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.16.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.17.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 14.13, ENTITLED "SITE AND DEVELOPMENT PLAN APPROVAL"; AMENDING SECTION 14.13.2, ENTITLED "PROCEDURE"; AMENDING SECTION 14.13.4, ENTITLED "ISSUANCE OF BUILDING PERMITS"; DELETING SECTION 14.13.5, ENTITLED "SANITARY SEWER"; DELETING SECTION 14.13.6, ENTITLED "POTABLE WATER"; DELETING SECTION 14.13.7, ENTITLED "DRAINAGE"; DELETING SECTION 14.13.8, ENTITLED "SOLID WASTE"; DELETING SECTION 14.13.9, ENTITLED "RECREATION"; CREATING A NEW SECTION 14.13.5, ENTITLED "CONCURRENCY"; AND, CREATING A NEW SECTION 14.13.6, ENTITLED "MINOR SITE AND DEVELOPMENT PLAN APPROVAL"; 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 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 a need and justification exists for the approval of 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, is

consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

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, will further the purposes of the Land Development Regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

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.

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, LDR 17-02, by the Board of County Commissioners, Section 4.12.2, entitled "Permitted principal uses and structures"; Section 4.13.2, entitled "Permitted principal uses and structures"; Section 4.14.2, entitled "Permitted principal uses and structures"; Section 4.15.2, entitled "Permitted principal uses and structures"; Section 4.16.2, entitled "Permitted principal uses and structures"; Section 4.17.2, entitled "Permitted principal uses and structures"; Section 14.13, entitled "Site and development plan approval"; Section 14.13.2, entitled "Procedure"; and, Section 14.13.4, entitled "Issuance of a building permit" of the Land Development Regulations are hereby amended as follows:

4.12.2 *Permitted principal uses and structures.*

1. Retail commercial outlets for sale of food, hardware and drugs.
2. Service establishments such as a barber or beauty shop, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station.
3. Churches and other houses of worship.
4. Automotive self service stations. (See section 4.2 for special design standards for automotive service and self service stations.)

The above uses are subject to the following limitations: (1) floor area of each individual outlet or establishment shall not exceed 10,000 square feet; (2) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 20 percent of floor area to be devoted to storage; (3) products to be sold only at retail; and (4) Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.13.2 *Permitted principal uses and structures.*

1. Retail commercial outlets for sale of food; wearing apparel; fabric; toys; sundries and notions; books and stationery; leather goods and luggage; paint; glass; wallpaper; jewelry (including repair); art, cameras or photographic supplies (including camera repair); sporting goods; hobby shops and pet shops (but not animal kennel); musical instruments; optical goods; television and radio (including repair incidental to sales); florist or gift shop; delicatessen; bake shop (but not wholesale bakery); drugs; plants and garden supplies (including outside storage of plants and materials); automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards); and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office

equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.

3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennas), funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Residential dwelling units which existed within this district on the date of adoption or amendment of these land development regulations.
14. Churches and other houses of worship.
15. Art galleries.
16. Private clubs and lodges.
17. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
18. Recovery homes.
19. Residential treatment facilities.
20. Automotive self service station. (See section 4.2 for special design standards for automotive self service stations.)
21. Public and private schools.

Unless otherwise specified, the above uses are subject to the following limitations: (1) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent of floor space to be devoted to storage; (2) products to be sold only at retail; and (3) Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.14.2 *Permitted principal uses and structures.* As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

   Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.15.2 *Permitted principal uses and structures.*

1. Automotive service and self-service stations. (See section 4.2 for special design standards for automotive self-service stations.)
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. Retail commercial outlets.
6. Churches and other houses of worship.
7. Facilities for storage and distribution of products including wholesale activity.
8. Warehousing (including yards).
9. Business and professional offices.
10. Commercial recreation facilities such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, gym, drive-in theater (see section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.16.2 *Permitted principal uses and structures.*

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing or similar establishments.
5. Outdoor storage yards and lots, provided this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency, sign company, pest control, water softening establishment and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.
13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.
15. Existing churches and other houses of worship.
16. Existing single-family and multiple-family dwellings.
17. Public and private schools providing technical services in association with industrial uses.
18. Other similar uses, which are compatible with the uses of the district.

Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13.

4.17.2 *Permitted principal uses and structures.* As for ILW, and in addition:

1. Any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in article 14.

Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13

Sec. 14.13. - Site and development plan approval.

1. Except for developments which fall under the minor site and development plan process established in Section 14.13.6, the planning and zoning board shall approve all site and development plans as a condition precedent to the issuance of building permits by the land development regulation administrator.

14.13.1 *Contents.* The site and development plan required to be submitted by the requirements of these land development regulations shall include the following elements, where applicable:

1. *Vicinity map* —Indicating general location of the site, abutting streets, existing utilities, complete legal description of property in question, and adjacent land use.
2. *Site plan* —Including but not limited to the following:
    a. Name, location, owner, and designer of the proposed development.
    b. Present zoning for subject site.
    c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
    d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
    e. Area and dimensions of site.
    f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
    g. Access to utilities and points of utility hook-up.
    h. Location and dimensions of all existing and proposed parking areas and loading areas.
    i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
    j. Location and size of any lakes, ponds, canals, or other waters and waterways.
    k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
    l. Location of trash receptacles.
    m. For multiple-family, hotel, motel, and mobile home park site plans:
        2. (1) Tabulation of gross acreage.
        3. (2) Tabulation of density.
        4. (3) Number of dwelling units proposed.

5. (4) Location and percent of total open space and recreation areas.
6. (5) Percent of lot covered by buildings.
7. (6) Floor area of dwelling units.
8. (7) Number of proposed parking spaces.
9. (8) Street layout.
10. (9) Layout of mobile home stands (for mobile home parks only).

3. *Stormwater management plan* —Including the following:
   a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished elevation of each building site and first floor level.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Centerline elevations along adjacent streets.
   f. Water management district surface water management permit.

14.13.2 *Procedure.* Where, by the terms of these land development regulations, approval by the planning and zoning board of a site and development plan is required prior to the issuance of a building permit, the land development regulation administrator shall circulate the site and development plan for review to any other official or department of the county which may have responsibility for some aspect of the site and development plan.

The site and development plan shall be submitted to the land development regulation administrator not less than 45 days prior to the public meeting of the planning and zoning board at which the application for site and development plan approval is to be considered together with the payment of such reasonable fees as the board of county commissioners may determine through action in setting fees as set out in article 1 of these land development regulations.

14.13.3 *Action on site and development plan.* The land development regulation administrator shall forward the application for site and development plan approval along with any comments or criticisms to the planning and zoning board for approval. The planning and zoning board shall handle such matters in a public session as part of a previously prepared agenda, however, no public notice and hearing is required. All matters relating to planning and zoning board consideration of site and development plans shall be a public record and approval, approval with conditions, or denial shall require formal action of the planning and zoning board. A petition for a zoning amendment and an application for site and development plan approval shall not be handled concurrently. Rather, an application for site and development plan approval shall be heard only after the applicant has secured the appropriate zoning on the subject parcel. Appeals from decisions of the planning and zoning board shall be heard as set out in article 12 of these land development regulations.

In reaching a decision as to whether or not the site and development plan as submitted should be approved with a directive to the land development regulation administrator to issue building permits, the planning and zoning board shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards; the planning and zoning board shall show in its record that each was considered where applicable and it shall make findings in regard to those of the following standards which it finds to be applicable:

1. Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to insure preservation of such lands and facilities for their intended purpose and to insure that such common facilities will not become a future liability for the board of county commissioners.
2. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the county comprehensive plan.
3. Ingress and egress to the development and proposed structures on the development, with particular reference to automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency.
4. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape.
5. Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.
6. Manner of stormwater management on the property, with particular reference to the effect of provisions for stormwater management on adjacent and nearby properties and the consequences of such stormwater management on overall public stormwater management capacities.
7. Adequacy of provision for sanitary sewers, with particular relationship to overall sanitary sewer availability and capacities.
8. Utilities, with reference to hook-in locations and availability and capacity for the uses projected.
9. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities.
10. General amenities and convenience, with particular reference to assuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values.
11. Such other standards as may be imposed by these land development regulations on the particular use or activity involved.

14.13.4 *Issuance of building permits.* Upon the approval of the site and development plan application by the planning and zoning board or its approval with conditions, building permits for the proposed development shall be issued by the land development regulation administrator. The development shall be built substantially in accordance with the approved site and development plan. If after such approval, should the owner/applicant or his or her successors desire to make any changes in the site and development plan, such

changes shall be submitted to the land development regulation administrator. If the land development regulation administrator deems there to be a substantial change or deviation from that which is shown on the approved site and development plan, the owner/applicant or his or her successors shall be required to submit the amended site and development plan for approval as set forth in section 14.12 of these land development regulations. Failure to submit such amended site and development plan for determination by the land development regulation administrator that a substantial change or deviation is occurring or has occurred, prior to such changes, shall constitute a violation of these land development regulations and shall be punishable as provided in article 15 of these land development regulations.

Section 2. Pursuant to an application, LDR 17-02, by the Board of County Commissioners, Section 14.13.5, entitled "Sanitary Sewer"; Section 14.13.6, entitled "Potable Water"; Section 14.13.7, entitled "Drainage"; Section 14.13.8, entitled "Solid Waste"; and, Section 14.13.9, entitled "Recreation" are hereby deleted.

Section 3. Pursuant to an application, LDR 17-02, by the Board of County Commissioners, Section 14.13.5, entitled "Concurrency" and Section 14.13.6, entitled "Minor site and development plan approval" are hereby created as follows:

14.13.5 *Concurrency*

New development shall not be approved unless there is sufficient available capacity to sustain the level of service standards for potable water, sanitary sewer, transportation, solid waste, drainage, recreation, and public school as established in the Capital Improvements Element of the Comprehensive Plan.

14.13.6 Minor site and development plan approval

Any development that requires site and development plan approval which meets the following criteria shall be subject to minor site and development review in accordance with this section:

a. The proposed development does not exceed 10,000 square feet of new or additional gross floor area; or

b. The proposed development does not exceed 3,000 square feet of new or additional unenclosed building area; or

c. The proposed development does not exceed 30,000 square feet of new or additional impervious area; or

d. The proposed development does not exceed any combination of items (a) through (c) listed above, not to exceed an aggregate impervious area of 43,000 square feet.

1. Procedure. The Land Development Regulations ("LDR") Administrator shall have the authority to approve minor site and development plans. No building permit shall be issued for any development that requires minor site and development plan review until the LDR Administrator has approved such plan. Minor site and development plans shall be required to have the same contents as established in Section 14.13.1 above. The LDR Administrator shall not approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these Land Development Regulations ("LDRs").

2. Review. The LDR Administrator shall review all minor site and development plans for consistency with these LDRs. Further, the LDR Administrator shall provide copies of the minor site and development plan application and support materials to other county departments for review as may be required. The LDR Administrator shall have 5 days from the date of submittal to perform a completeness review. If an application is deemed incomplete, the LDR Administrator shall notify the applicant in writing by the end of the 5th day. Once an application for minor site and development plan is deemed complete the LDR Administrator shall have 14 days to approve, approve with conditions, or deny the application.

3. Issuance of building permit and minor changes. Issuance of a building permit and minor changes shall be in accordance with Section 14.13.4 above.

4. Expiration. Minor site and development plan approval shall expire 12 months from the date of approval unless a building permit has been applied for or issued for at least one building in the development prior to the expiration date. For minor site and development plans approved for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site construction has begun prior to the expiration date.

5. Appeals. Appeals to the decision of the LDR Administrator shall be in accordance with Article 12 of these LDRs.

Section 4. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. 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, Chairman

Columbia County
Gateway to Florida

FOR PLANNING USE ONLY
Application # LDR 17 02
Application Fee $1,250.00
Receipt No. N/A
Filing Date March 27, 2017
Completeness Date _____

Land Development Regulation
Text Amendment Application

A. APPLICANT INFORMATION

1. Applicant Status ■ Applicant □ Agent
2. Name of Applicant(s): Ronald Williams Title: Chair
   Company name (if applicable): Board of County Commissioners
   Mailing Address: P.O. Box 1529
   City: Lake City State: Fl Zip: 32056
   Telephone: (386) 758-1005 Fax: (___)_____ Email: _____
   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
3. If agent for the applicant*.
   Applicant's Name: _____
   Mailing Address: _____
   City: _____ State: _____ Zip: _____
   Telephone: (___)_____ Fax: (___)_____ Email: _____
   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed agent authorization letter granting the agent authorization to act on behalf of the applicant.**

B. 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: _____
   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 _____
   Variance: □Yes _____ ■No _____
   Variance Application No. V _____
   Special Exception: □Yes _____ ■No _____
   Special Exception Application No. SE _____

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Proposed Section of the Land Development Regulations ("LDRs") to be amended and the proposed language in strike-thru, underline format.

2. Fee. The application fee for text amendments to the Land Development Regulations is $1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All attachments are required for a complete application. 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.

A total of fourteen (14) copies of application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE 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.

Ronald Williams

Applicant/Agent Name (Type or Print)

March 27, 2017

Applicant/Agent Signature

Date

4.12.2 *Permitted principal uses and structures.*

1. Retail commercial outlets for sale of food, hardware and drugs.
2. Service establishments such as a barber shop, shoe repair shop, self-service laundry or dry cleaner laundry or dry cleaning pick-up station.
3. Churches and other houses of worship.
4. Automotive self service stations. See Section 4.12.2 for special design standards for automotive service and self service stations.)

The above uses are subject to the following limitations: (1) floor area of each individual outlet or establishment shall not exceed ~~5,000~~ 10,000 square feet; (2) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 20 percent of the floor area of the lot or parcel occupied by such uses shall be used for storage; 3) roof structures on the old only tower, steeple and (4) ~~for all developments with one acre or more of land or 20,000 square feet of building floor area or more,~~ ~~s~~Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13. ~~(See article 14.)~~

4.13.2 *Permitted principal uses and structures.*

1. Retail commercial outlets for sale of food; wearing apparel; fabrics; toys; sundries and notions; books and stationery; leather goods and luggage; paint; glass; wallpaper; jewelry including repair); cameras or photographic supplies (including camera repair); sporting goods; hobby shops and pet shops (but not animal kennel); musical instruments; optical goods; television and radio (including repair incidental to sales); florist or gift shop; delicatessen; bakeries (but not wholesale bakery) drugs; plants and garden supplies including outside storage of plants and materials); automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards); and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental sale office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennas), funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.

10. Commerc recrea iona facilities in completely enclosed, soundproof buildings, such as indoor motion picture t eater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry leaning an lau dry package lan s in co pletely enclosed ildings us g non-flammable liquid such s perchlorethylene and with no odor, fumes, or steam detectable to normal senses from o f the premises.
13. esidential w ing nits which xisted within his d strict n the te f dop on or am dm t of the e lan development regulations.
14. Churches and ot hou s of worship.
15. Art galleries.
16. rivate clubs an lodg .
17. Miscellaneous u suc as telephone exchange and commercial parking lots and parking garages.
18. Reco y homes.
19. Residential tre nt f cilities.
20. Automotive self s vice station. (See section 4.2 for special design standards for automotive self service stations.)
21. Public and priv sch ls.

Unless otherwise spec ed, the above uses are subject to the following limitations: (1) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent floor space to be devoted to storage; (2) products to be sold only at retail; and (3) ~~for a developments with one acre or more of land or 20,000 square feet of building floor area o ore, s~~Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13. ~~(See article 14).~~

4.14.2 *Permitted pri pal us and structures.* As for CG, and in addition:

1. Retail commercia tlets for sale of new and used automobiles, motorcycles, trucks and ractors, obile ho , oats, eavy achiner and equip ent, dairy upp es, feed, fert izer, lumber an uilding supplies, monuments, and outdoor retail commercial display areas associated with le of said items.
2. Service establis ts such as repair and service garage, motor vehicle body shop, car wash, auction house (not including livestock auction arena), laundry or dry cleaning stablishment, nima oarding enne s n oundproo buildi s, lant nur ry or lan scape contractor carpenter r abinet shop, h e equipment ental ce elivery statio , up lstery s , marina and boat sales, commercial water softening establishment, rental of automotive v icles, trailers, and trucks.
3. ommercial ecr on facilitie such s d ive- n heater (ee ection 4.2), g lf dr ing r ge, miniature golf urse, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrolo , psychics, clairvoyants, and phrenologists.

5. Miscella s ses su as express r arcel delivery o ice, motor us r other trans rtat on erminal.

6. holesaling ro am tocks only, p ovidin no ma ufacturing or orage or dist ib ion is p rmit d on the premises.

~~For all developments with one acre or more of land or 20,000 square feet of building floor area or more, s~~Site an development plan approval is required for all permitted uses and structures in accordan e with Section 14.13. ~~(See article 14.)~~

4.15.2 *Permitted pri pal us and structures.*

1. Automotive servi and self-service stations. (See section 4.2 for special design standards for automotive self-se ice stations.)
2. Rental of automo e vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. R l commercial tlets.
6. Churches and othe ouses of worship.
7. Facilities for st ge and distribution of products including wholesale activity.
8. Warehousing (incl ing yards).
9. Business and prof ional offices.
10. Commercial recr ion f cilities such as indoor motion picture theater, community or little theater, billiard par , bowling alley, gym, drive-in theater (see section 4.2), golf driving range, miniature golf urse, skating rink, skateboard arena, go-cart track, and similar uses.

Unless otherwise spec ed, the above uses are subject to the following limitations: (1) products to be sold only at retail; a (2) for all developments ~~with one acre or more of land or 20,000 square feet of building floor are or more, s~~Site and development plan approval is required for all permitted uses and structures in acc ance with Section 14.13. ~~(See article 14).~~

4.16.2 *Permitted pri pal us and structures.*

1. Wholesaling, war sing, storage or distribution establishments and similar uses.
2. Research laborat s and activities in completely enclosed buildings.
3. ight manufact g, asse ing, rocessin (includin food p essing, n slaughter ses) pack ing or fabricating in completely enclosed building.
4. rinting, itho hin , publis ing, hotogra c processin lue rin ing r similar establis en .
5. utdoor storage y s and lots, provided this provision shall not permit wrecking yards (including automobile ecking yards), junk yards, or yards used in whole or in part for scrap or salvage oper ons or for processing, storage, display, or sales of any scrap, salvage, or second-hand buildi materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail c mercial e tablishments for sale, repair, and service of new and used automobiles, motorcycles, trucks an tractors, mobile homes, boats, heavy machinery and equipment,

and farm equi ent; mo r vehicle body shop; establishments for sale of farm supplies, lumber and building su lies, monuments, automotive vehicle parts and accessories (but not junk yards or aut tive vehicle wrecking yards), and similar uses.

7. Service establish ts catering to commerce and industry including linen supply, freight movers, communication services, business machine services, canteen service, restaurant, employment agency, sig company, pest control, water softening establishment and similar uses.
8. Service e ablish ts such as crematory.
9. Vocational, tech l, trade, or industrial schools and similar uses.
10. Medical clinic in conn ction only with industrial activity.
11. Miscellaneous u s as expres or arcel delivery offi , telep one exch ge, commercial parking lo and garages, motor bus or truck or other transportation terminal.
12. Radio and televi n s tions.
13. Building trades c tra or including on premises storage yard for materials and equipment, but no manufacturing o concrete or asphalt is permitted.
14. ailroad wit g, freight, nd tor yards rai d u ings nd mai nance st ctu s.
15. E isting church nd o her houses of worship.
16. Existing single- mily nd multiple-family dwellings.
17. Public and priv sch ls providing technical services in association with industrial uses.
18. Other similar uses, wh ch are compatible with the uses of the district.

Site and development n approval ~~(see article 14)~~ is required for all permitted uses and structures in accordance with Se on 14.13~~for the foregoing uses~~. ~~(See article 14.)~~

4.17.2 *Permitted pri pal us and structures.* As for ILW, and in addition:

1. Any industrial u hich is otherwise lawful (except those uses requiring special controls and permissible as sp al exceptions) and which conforms to performance standards as set out in article 14.

ite and evelopmen an app val ~~(see ticle 14)~~ is requ ed for a p mitted u s a d structures n ac rdan e with Section 14.13~~for the following uses:~~

~~1. All industrial d opments.~~

Sec. 14.13. - Site and development plan approval.

Except for develo s h h f l under t mi r s e and evelo ment lan proc s establi ed n ect 14.13.6, ~~W ere these la evelopment egulatio require te and development lan appr al~~, the planning and zoning board shall approve all site and development plans as a condition p cedent to the issuance of building permits by the land development regulation administrator.

14.1 1 *Contents.* e site an developm lan eq ed o e submi ed y e requirements f t ese land development regulations shall include the following elements, where applicable:

1. *Vicinity map* —Indi ating general location of the site, abutting streets, existing utilities, complete legal descri on of property in question, and adjacent land use.
2. *Site plan* —Includ but not limited to the following:
   a. Name, location, o er, and designer of the proposed development.
   b. Present zoning fo ubject site.
   c. Location of the s in relation to surrounding properties, including the means of ngress and egress o such p oper s n ny creening or b fer on uch pr erties.
   d. Date, north arro and graphic scale not less than one inch equal to 50 feet.
   e. Area and dimensi of site.
   f. Location of all p erty lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   g. A ss to utilit s and points of utility hook-up.
   h. Location and dim ons of all existing and proposed parking areas and loading areas.
   i. Locatio , size, an design of proposed landscaped areas (including existing trees and required landscap buffer areas).
   j. Location and size of any lakes, ponds, canals, or other waters and waterways.
   k. tructures nd or features f lly dimen oned i cludin setbacks, istances etween st ctures, fl r area, width of driveways, parking spaces, property or lot lines, and percent of p operty covered by structures.
   l. Location of tras ceptacles.
   m. For multiple-fam hotel, motel, and mobile home park site plans:
      (1) Tabulation of g ac eage.
      (2) Tabulation of d ty.
      (3) Number of dwell uni proposed.
      (4) Location and per t of total open space and recreation areas.
      (5) Percent of lot c red by buildings.
      (6) Floor area of d ing nits.
      (7) Number of propo par ng spaces.
      (8) Street layout.
      (9) ayout of mobil me ands (for mobile home parks only).
3. *Stormwater manag t plan* —Including the following:
   a. Existing contour one foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished evation of each building site and first floor level.
   c. Existing and pro d stormwater management facilities with size and grades.

d. Proposed erly d posal of surface water runoff.

e. Centerline elevat s along adjacent streets.

f. Water management trict surface water management permit.

14.13.2 *Procedure.* e, by t e terms of these land development regulations, approval by the planning and zoni board of a site and development plan is required prior to the issuance of a buildin ermit, ~~12 sets of such site and development plan shall be submitted to~~ the land developme regulation administrator ~~to be circulated~~ shall circulate the site and development plan for ~~review comment~~ to any other official or department of the county which may have respon ility for some aspect of the site and development plan.

~~Twelve sets of data r ired for~~ The site and development plan ~~approval~~ shall be submitted to the land developmen regulation administrator not less than ~~15~~ 45 days prior to the ublic eeting f t e plann and z ing oard at whi the applicat on for s te and develo ent lan ap val s b consider get er ith he ayment su reasonable fees as th oard of county commissioners may determine through action in setting fees as set o in article 1 of these land development regulations.

14.13.3 *Action on s and deve opment plan.* The land development regulation administrator hall forward he plicat on fo si e and ev pmen plan oval alon wit any c ments cri ism o the planning and zoning board for approval. The planning and zoning board shall ha e such matters in a public session as part of a previously prepared agenda, however, no p lic notice and hearing is required. All matters relating to planning and zoning board cons ration of site and development plans shall be a public record and approval, approval wi conditions, or denial shall require formal action of the planning and zoning oard. A et n fo a zonin amendmen an an ap lication for s te and develo ent lan appr al shall not be handled concurrently. Rather, an application for site and development p n approval shall be heard only after the applicant has secured the appropriate zoning on e subject parcel. Appeals from decisions of the planning and zoning board shall be heard as set out in article 12 of these land development regulations.

In reaching a decisi s to whether or not the site and development plan as submitted should be approved wi a directive to the land development regulation administrator to issue building permit the planning and zoning board shall be guided in its decision and the exercise of its discretion to approve, approve with conditions, or to deny by the following standards; the plannin and zoning board shall show in its record that each was considered where applicable and shall make findings in regard to those of the following standards which it finds to be ap licable:

1. ufficiency of te ts on ow rs nd on rol of he eve opment nd su ciency f ond ions of wn sh r ontrol se, n p manent maint ance f co n open ce commo faci ities, r co n lands ure pr ervati o uch lands and facilities for their intended purpose and to insure that such commo facilities will not become a future liability for the board of county commissione

2. Density and/or t ntended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relati hip to the county comprehensive plan.

3. Ingress egres t the d elo ent an p posed tructu es o the d elopment, it pa cular efe ence o automot e and e st an afety, minimization f ma inal ricti w free movement of t affic n dja t streets separation of automotive traffic and pedestrian and other traffic, traffic low nd control, visio o services and servicin f tilities and ef e collection, an acces n case of fire, catastrophe, or emergency.
4. Location and rel onship of off-street parking and off-street loading facilities to horoughfares and ernal traffic pat s ithin he p oposed developm t, with par icular refer e to automotive and pedestrian safety, traffic flow and control, access in ca e of fire or catastrophe, and screening and landscape.
5. ufficiency f p os creens and uffers o pres ve i ternal and external armony n compatib ity it u s inside a ou ide e r sed develo ent
6. M er of stormw management on the property, with particular reference to he ffect f r sio for st ater an emen n adj ent and ear proper es an the c sequences f s h stormwater m agement n vera public rmw ter man ment capacities.
7. Adequacy of prov n for sanitary sewers, with particular relationship to overall sanitary sewer availab lity and capacities.
8. Utilities, with r erence to hook-in locations and availability and capacity for the uses projected.
9. ecreation faci es and pen paces, wit at entio o he size, location d development of t e ar as to adequacy, effect on privacy of adjacent and nearby roperties and ses ithin he pro ed developm , and re ionship o co nity open sp es a d recreational facilities.
10. General ameniti and convenience, with par ular eference t assuring that appearance and general layout of the proposed development will be compatible and harmonious with p erties in the general area and will not be in conflict with other development in t area as to cause substantial depreciation of property values.
11. Such o er stan s as may be imposed by these land development regulations on the particular use o activity involved.

14.13.4 *Issuance of building p mits.* Upon the approval of the site and development plan application by the p nning nd oning board o it appro wit c ndit ns, bui ing permits for he propo development shall be issued by the land development regulation dministrator. The lopment sha b uilt su antia y in a dance ith e approved s e an dev pment plan. If after such approval, should the owner/applicant or his or her successors d sire to make any changes in the site and development plan, such changes shall be subm ed to the land development regulation administrator. If the land development regulatio dministrator deems there to be a substantial change or deviation from that which is sh on the approved site and development plan, the owner/applicant or his or her success shall be required to submit the amended site and development plan for approval as set fo h in section 14.12 of these land development regulations. Failure to submit such mended site a d d elopmen plan for determinat by the land develop nt egulatio dministrator that a substantial change or deviation is occurring

or has occ ed, p or to such change sha constitute a iolat f he and dev pm t reg latio and shall be punishable as provided in article 15 of these land development regulatio

14.13.5 *Concurrency*

ew development shall t be approved unless there is sufficient available capacity to sustain the level of s vice standards for potable water, sanitary sewer, transportation, solid aste, drain e, rec eation and ubl school a es ablished n he C ital Impr em ts Element o the Comprehensive Plan.

~~Establish the Service S andards as noted below at peak hour for the following roadway segments within the c ty as defined within the Florida Department of Transportation "Florida Level of Ser e Standards and Guidelines Manual for Planning, 1989".~~

~~ROADWAY SEGMENT NUMBER~~	~~R WAY S ENT~~	~~NUMBER OF LANES~~	~~UNCTIO ASSIF ION~~	~~SEGM AREA TYPE~~	~~DISTANCE (I ILES~~	~~LEVEL OF SERVICE~~
~~1~~	~~. 4 (from l a County's no h bound y to I-10)~~	~~2U~~	~~Principal Arterial~~	~~Rural~~	~~24~~	~~C~~
~~2~~	~~.S. 4 (fr I-1 C.R. 100A)~~	~~4D~~	~~Principal Arterial~~	~~Urban~~	~~2~~	~~C~~
~~3~~	~~.S. 44 fr .S to U.S. 41)~~	~~2U~~	~~Principal Arterial~~	~~Urban~~	~~2.7~~	~~C~~
~~4~~	~~U.S. 4 fr U 41 to I-75)~~	~~2U~~	~~P cipal Arter~~	~~Rural~~	~~10~~	~~C~~
~~5~~	~~.S. 4 (fr I-7 Columbia Count s south bound y)~~	~~2U~~	~~Pri pal Arter~~	~~Rural~~	~~5~~	~~C~~
~~6~~	~~.S. 41 fr um County's w bound y to I-10)~~	~~2U~~	~~Principal Arterial~~	~~Rural~~	~~6.8~~	~~C~~
~~7~~	~~.S. 4 fro -10 to beginning of~~	~~2U~~	~~Principal Arterial~~	~~Rural~~	~~2.7~~	~~C~~

	four-lane highway)					
8	U.S. 4 (from U 90 to end of four-lane highway south of U.S. 441 in rsection)	4D	Principal Arterial	Urban	3.2	C
9	I-75 (om o bi unty wes boundary to I-10)	4D	Limite ccess ri al Arterial	Rural	3	C
10	I-75 (m -1 U.S. 90)	4D	Lim d Access ri al Arterial	Rural	5.2	C
11	I-75 from .R to U.S. 441)	4D	Limited Access ri al Arterial	Rural	8	C
12	I-75 (m S 44 Columbia Coun 's south bound y)	4D	Lim ed Access ri al Arterial	Rural	10	C
13	I-10 (om C bi County's w bound y to I-75)	4D	Limited Access ri al Arterial	Rural	2	C
14	I-10 (m -7 U.S. 41)	4D	Lim d Access ri al Arterial	Rural	5	C
15	I-10 (m S to U.S. 441)	4D	Limited Access ri al Arterial	Rural	2	C
16	I-10 (m S 44 Columbia Cou y's east bound y)	4D	Lim ed Access ri al Arterial	Rural	10.7	C

17	U.S. 9 from lum County's w bound y to Lake Ci y Avenue)	2U	Principal Arterial	Rural	6	C
18	.S. 9 fr ke y Avenue to I-75)	4D	Prin al Arter	Urban	1	C
19	.S. 9 fr I-75 to S.R. 247)	4D	Principal Arterial	Urban	1.3	C
20	U.S. 9 (fr S . 247 to Baya Avenue)	6D	Princ l Arter	Urban	1.2	C
21	U.S. 9 (fr ake C y east limits to Easy Stre	4D	Princ l Arter	Urban	4	C
22	.S. 9 fr Easy eet to Colum a County's e bound y)	2U	Pri pal Arter	Rural	6	C
23	.S. 2 fr lum County's southwest boundary t Ft. Whit s west town l ts)	2U	Principal Arterial	Rural	4	C
24	.S. 2 fr F White east town lim s to Columbia County's	2U	Princ l Arteri	Rural	6	C

	sout s boundary)					
25	S.R. 47 (from lum County's s h bound y to Fort Wh 's south limits)	2U	Minor terial	Rural	3	D
26	.R. 4 fr F White's north limit o I-75)	2U	Minor Arterial	Rural	9	D
27	.R. 4 fr -75 to Lake City's sout imits)	2U	Minor Arterial	Rural	3	D
28	.R. 1 fr U 90 to Lake City Urb Area boundary)	2U	Min Arterial	Urban	2	D
29	.R. 1 (m Lak ty Urban Are boundary to Co bia County's c bound y)	2U	Min Arterial	Rural	7.5	D
30	S.R. 2 7 (m .S to Columbia County's w bound y)	2U	Min Arterial	Rural	11	D
31	S.R. 1 (m .S to U.S. 90)	4D	Minor Arterial	Urban	2.6	D

32	C.R. 1 from Fo White's east town li ts to U.S. 41)	2U	Major Collector	Rural	6	D
33	.R. 1 fr 41 to Columbia Count s east bound y)	2U	Maj Collector	Rural	5	D
34	.R. 2 (m .S 1 to Columbia County's e bound y)	2U	Maj Collector	ur	2	D
35	.R. 1 (o U.S 41 to U.S. 90)	2U	Urban Col tor	Urban	2.2	D
36	S.R. 2 2 (m ol a County's w bound y to U.S. 90)	2U	Major Col tor	ur	6	D
37	.R. 2 (m ol a County's w bound y to U.S. 441)	2U	Major Co ctor	ur	10	D
38	S.R. 1 (m ol a County's w bound y to Columbia County's no h bound y)	2U	Min Arterial	Rural	3	D
39	.R. 25 f lum a	2U	Major llector	Rural	13	D

	~~Cou y's s bounda y to Lake Cit s west limits)~~					
~~40~~	~~C.R. 250 (from .S 1 to Columbia County's e bound y)~~	~~2U~~	~~Maj Collector~~	~~ur~~	~~11~~	~~D~~
~~41~~	~~C.R. 6 fr Columbia County's w bound y to U.S. 441)~~	~~2U~~	~~Major Co ctor~~	~~ur~~	~~2.6~~	~~D~~
~~42~~	~~C.R. 1 1 (m .S 1 to C.R. 18)~~	~~2U~~	~~Major Col tor~~	~~Rural~~	~~14.4~~	~~D~~
~~43~~	~~C.R 45 (m .R 0 to Columbia County's southeast boundary)~~	~~2U~~	~~Maj Collector~~	~~ur~~	~~12~~	~~D~~
~~44~~	~~C.R. 2 (m .S at I-10 to U.S. 441)~~	~~2U~~	~~Min Collector~~	~~Rural~~	~~3.0~~	~~D~~
~~45~~	~~C.R. 1 1 (m .R 6 to U.S. 41 at I-10)~~	~~2U~~	~~Mino ollector~~	~~Rural~~	~~4.2~~	~~D~~
~~46~~	~~C.R. 1 3 (m Lak ty Urban Are boundary to C.R. 245)~~	~~2U~~	~~Min Collector~~	~~Rural~~	~~6.6~~	~~D~~

47	C.R. 1 from Lak ty Urban Are boundary to U.S. 90)	2U	Urba ollector	Urban	.6	D
48	C.R. 1 (m .R 0 to U.S. 90)	2U	Minor Col tor	Rural	4.2	D
49	C.R. 1 8 (m .R to U.S. 27)	2U	Minor Collector	Rural	6	D
50	.R. 2 (m beg ng of paved p tion in Ic ucknee Springs tate Park t S.R. 47)	2U	Minor Collector	ur	3.6	D
51	C.R. 2 0 (m ol a County's w bound y to U.S. 441)	2U	Minor Co ctor	ur	12	D
52	C.R. 2 (m .S 1 to C.R. 245)	2U	Minor Co ctor	Rural	0.8	D
53	C.R. 2 0 (m .R 5 to Columbia County's southeast boundary)	2U	Min Collector	ur	2	D
54	.R. 2 (o S.R 00 to C.R. 245)	2U	Minor Co ctor	Rural	16	D

55	C.R. 2 from .S to U.S. 441)	2U	Minor Co ctor	Rural	4.4	D
56	C.R. 2 0A (o C.R 50 to Columbia County's e bound y)	2U	Min Collector	ur	1.6	D
57	C.R. 2 2 (m .S 1 to Columbia County's southeast boundary)	2U	Min Collector	ur	9	D
58	.R. 2 (o U.S 0 to C.R. 252)	2U	Minor Co ctor	Rural	2.8	D
59	C.R. 2 2B (o U.S 0 to S.R. 247)	2U	Minor Co ctor	Rural	2.2	D
60	C.R. 3 1 (m Lak ty Urban bou ry to C.R. 242)	2U	Minor Co ctor	Rural	3.2	D
61	C.R. 3 9 (m .R 1 to U.S. 441)	2U	Minor Co ctor	Rural	2.8	D
62	C.R. 3 9 (m .S 1 to C.R. 245)	2U	Minor Co ctor	Rural	2.3	D
63	C.R. 7 8 (m .S to U.S. 441)	2U	Minor Co ctor	Rural	3.8	D

64	Bi y d (fro U.S. 90 to C.R. 242)	2U	Minor Co ctor	Rural	4.4	D
65	Old I etu ee Ro from C.R. 240 C.R. 238)	2U	Minor Collector	Rural	5.0	D
66	Gwen Lake B vd fr .S. 90 to Hi boro St.)	2U	Urban Collector	Urban	1.0	D
67	Wash ton S . fr .S. 41 to C.R. 100A)	2U	Ur Collector	Urban	1.75	D
68	Hil oro S fro en Lake Blv to S.R. 129)	2U	Urban Collector	Urban	6	D

D ivide o a

U—Undivided Roadway

14.13.5 *Sanitary sewer.* New development shall not be approved unless there is sufficient available capacity to stain the following levels of service for sanitary sewer systems as established in the san ary sewer element of the county comprehensive plan.

FACILITY TYPE	LEVEL SERVICE STAN D
Individual Septic Tanks	Standards as specifi n Chapter 10D-6, Florida Administrative Code In effect on April 16 992
Community Sanitary S System	135 gallons er capi er day

14.13.6 *otable ater.* New d elopmen shall no be approved unless t ere is uffi ient available apacity to stain the following levels of service for potable water systems as established in the po le water element of the county comprehensive plan.

FACILITY TYPE	LEVEL OF SERVICE STAN D
Private individual wat wells	100 gallons per capit er day
Azalea Park Communit table Water Systems	100 gallons per capit er day
Bellaire Subdivision munity Potable Water Systems	100 gallons per capit er day
Carylon Heights Comm y Potable Water Systems	100 gallons per capit er day
City of Lake City Co ity Potable Water System	141 gallons per capit er day
Clubview Park Communi y Potable Water Systems	100 gallons per capit er day
Country Club Village E ates Community Potable Water Systems	100 gallons per capit er day
ugShady Oaks Communi otable Water Systems	40 gallons per capita per day

14.13.7 *Drainage.* evelopm t shall not be approved unless there is sufficient available capacity to sustain t following levels of service for drainage systems as established in the drainage element of t county comprehensive plan:

LEVEL OF SERVICE STA D

For all projects whi fall totally within a stream, or open lake watershed, detention systems must be installed suc hat the peak rate of post-development runoff will not exceed the peak rate of pre-deve ment runoff for storm events up through and including either:

1. esign storm w h en-year, 24-hour r i ll epth ith oil o rvati S vice type II distr tion falling on average antecedent moisture conditions for projects serving exclu vely agricultural, forest, conservation, or recreational uses; or
2. A design st m w 100-year critical duration rainfall depth for projects serving any land use other th agricultural, silvicultural, conservation, or recreational uses.

All other st water agement projects shall adhere to the standards as specified in hapter 7-25, lo a Admi strati Code ules f he Flor a Dep tm t o Envir mental Reg lat [Department of Environmental Protection]) and chapter 40B-4,

Florida Admin rative Code (rules of the Suwannee River Water Management District), as effective on he dat f adoption f this o rehensive plan [e land evelopmen regulati s].

Any d elopment exem from chapter 17-25 or 40B-4 as cited above, and which is adjacent to, or drains into a s face water, canal, or stream, or which enters a ditch which empties into a sinkhole, shal first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff om a three-year, one-hour design storm within 72 hours after a storm event.

14.13.8 *olid aste.* ew evelopmen shall n be approved unless t ere is ufficient availabl capacity sustain he oll in levels of service f sol w ste a ilit s as establ hed in the pu c facilities element of the county comprehensive plan:

FACILITY TYPE	LEVEL SERVICE STAN D
Solid Waste Landfill	tons per capita per ear

14.13.9 *Recreation.* develo ent hall not be approved unless t ere s ufficient avail bl capacity to stain the following levels of service for the recreation facilities as established in the rec eation and open space element of the county comprehensive plan:

ACTIVITY LEVEL OF SER E STANDARD

The county hereby es ishes the following level of service standards for resource-based recreation facilities

ACTIVITY	LEVEL OF S ICE STAN D
Swimming (non-pool)	1 access poin at a b h, spring, river, lake or pond for every 25,000 persons to be served.
Fish (non-boat)	1 access poin for ev 10,000 persons to be served
Fishing (boat)	1 b ramp for every ,500 persons to be served
Camping (recreation)	1 acr f campground hin a 25-mile radius of the county for every 25,000 persons to be served
Picnicking	1 picni able for ev 500 persons to be served.

~~Hiking~~	~~1 m e of av lable ng trail within a 25-mile radius of the county for every 10,000 persons to be s ved.~~
~~Nature Study~~	~~7 ac of managed c rvation area within a 25-mile radius of the county for every 10,000 pers to be served~~
~~Bicycling~~	~~1 mile o cal roadw for every 1,000 persons to be served~~

~~he ounty e tab hes t foll ng evel f s vice t dards fo user-b ed recr tio facilities.~~

~~ACTIVITY~~	~~LEVEL OF S ICE STAN D~~
~~Golf~~	~~1 18-hole golf urse for every 65,200 population~~
~~Football/Soccer~~	~~1 m ipurpose playin field for every 15,000 persons to be served~~
~~Baseball/Softball~~	~~aseball/softball field for every 6,000 persons to be served~~
~~Tennis~~	~~1 tennis co for eve y 7,500 persons to be served~~
~~Swimming (pool)~~	~~1 p l for every 25,0 population.~~

14.13.6 Minor site and develop nt plan approval

Any development that uires site and development plan approval which meets the following criteria sh ll be subject to minor site and development review in accordance with this section:

a. T e proposed devel ment does not exceed 10,000 square feet of new or additional gross floor area; or

b. The proposed devel ment does not exceed 3,000 square feet of new or additional unenclosed building area; or

c. The proposed devel ment does not exceed 30,000 square feet of new or additional impervious area; or

d. The proposed deve ment does not exceed any combination of items (a) through (c) listed above, not exceed an aggregate impervious area of 43,000 square feet.

1. Procedure. The Lan Development Regulations ("LDR") Administrator shall have the authority to approve or site and development plans. No building permit shall be issued for any develo nt that requires minor site and development plan review until

the LDR Admin rator s approved such plan. Minor site and development plans shall be required to have t e same contents as established in Section 14.13.1 above. The LDR Administrator shall n approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these Land Development Regulations ("LDRs").

2. Review. The LDR A nistrator shall review all minor site and development plans for consistency with these DRs. Further, the LDR Administrator shall provide copies of the minor site and develo nt plan application and support materials to other county departments for review s may be required. The LDR Administrator shall have 5 days from the date of subm al to perform a completeness review. If an application is deemed incomplete, th DR Administrator shall notify the applicant in writing by the end of the 5th day. O e an application for minor site and development plan is deemed complete the LDR Admi trator shall have 14 days to approve, approve with conditions, or deny t application.

3. Issuance of build permit and minor changes. Issuance of a building permit and minor changes shall be in a rdance with Section 14.13.4 above.

4. Expiration. Minor te and development plan approval shall expire 12 months from the date of approval unle a building permit has been applied for or issued for at least one building in the devel ent prior to the expiration date. For minor site and development plans app ed for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site struction has begun prior to the expiration date.

5. Appeals. Appeals t the decision of the LDR Administrator shall be in accordance with Article 12 of these L .

Proposed Language

4.12.2 *Permi d prin pal us and structures.*

1. Retail commercial o tlets for sale of food, hardware and drugs.
2. Service establis ts uch as a barber bea s p, hoe rep ir s p, self-service ndry or dry cleane laundry or dry cleaning pick-up station.
3. Churches and othe ouses of worship.
4. Automotive self s ic tations. See ect .2 fo sp ial des n s andar s for autom ive servi e an elf service stations.)

The above uses are s ct to the following limitations: (1) floor area of each individual outlet or establishment shall not exceed 10,000 square feet; (2) sale, display, preparation, and storage to be conducted withi a completely enclosed building, and no more than 20 percent of floor area to be devoted to orage; (3) products to be sold only at retail; and (4) Site and development plan approval is requ d for all permitted uses and structures in accordance with Section 14.13.

4.13.2 *Permitted pri pal us and structures.*

1. etail ommerci ou ets fo sale of food; w arin apparel; fab ; oy sundr es and noti ; books an st onery; leather goods and luggage; paint; glass; wallpaper; jewelry including epair); , camer s or ho grap c supplies (including amera epair); spo ing go s; hobby ops and pet shops (but not animal kennel); musical instruments; optical goods; televi n and radio (including repair incidental to sales); florist or gift shop; elicatessen; ake s but ot holesale b ery) dr ; lants and den s plies (in luding utside rage of plants and aterials); aut oti e vehicle par and accessories (but ot j k yards or automotive wrecking yards); and similar uses.
2. Retail commercial o tlets for sale of home furnishings (furniture, floor coverings, draperies, pholstery) nd pp nces (inclu ing pair incidental sale office eq ment o furni e, ard are, second-hand erch ndise n compl ly nclose b ildings, a d simi r uses.
3. vice establis ts such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photograph studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup statio and similar uses.
4. Service establish ts such as radio or television station (but not television or radio towers or antennas), funeral h me, radio and television repair shop, appliance repair shop, letter shops and printing est lishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and prof ional offices.
7. Newspaper offices.
8. Banks and financia institutions.
9. Professional, bu ss, and technical schools.
10. Commercial recr iona facilities in completely enclosed, soundproof buildings, such as indoor motion picture t eater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.

12. Dry cle ng nd lau ry package p ant n ompletely enclose bu ldings sing non-flammable liquid such s perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. esidential w ing nits which xisted within his d strict n the ate f do io o am dm t of the e lan development regulations.
14. Churches and ot hou s of worship.
15. Art galleries.
16. rivate clubs an lodg .
17. Miscellaneous u suc as telephone exchange and commercial parking lots and parking garages.
18. Reco y homes.
19. Residential tre nt f cilities.
20. Automotive self s vice station. (See section 4.2 for special design standards for automotive self service stations.)
21. Public and priv sch ls.

Unless otherwise spec ed, the above uses are subject to the following limitations: (1) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent floor space to be devoted to storage; (2) products to be sold only at etail; and 3) S e and evelo men lan ap al is eq red ll e tted ses d structures in ac rdan e with Section 14.13.

4.14.2 *Permitted pri pal us and structures.* As for CG, and in addition:

1. Retail commercia tlets for sale of new and used automobiles, motorcycles, trucks and ractors, obile ho , oats, eavy achiner and equip ent, dairy upp es, feed, fert izer, lumber an uilding supplies, monuments, and outdoor retail commercial display areas associated with le of said items.
2. Service establis ts such as repair and service garage, motor vehicle body shop, car wash, auction house (not including livestock auction arena), laundry or dry cleaning stablishment, nima oarding enne s n oundproo buildi s, lant nur ry or lan scape contractor carpenter r abinet shop, h me equipment ental ce elivery statio , up lstery s , marina and boat sales, commercial water softening establishment, rental of automotive v icles, trailers, and trucks.
3. ommercial ecr on facilitie such s d ive- n heater (ee ection 4.2), g lf dr ing r ge, miniature golf urse, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrolo , psychics, clairvoyants, and phrenologists.
5. Miscellaneous u s su as express r arcel delivery o ice, motor us r other trans rtat on erminal.
6. holesaling ro am tocks only, rovidi no m ufact ng or orage or dist ib ion is p rmit d on the premises.

   Site and development n approval is required for all permitted uses and structures in accordance with Secti 14.13.

4.15.2 *Perm d prin pal us and structures.*

1. Automotive servi and self-service stations. (See section 4.2 for special design standards for automotive self-se ice stations.)
2. Rental of automo e vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. R l commercial tlets.
6. Churches and othe ouses of worship.
7. Facilities for st ge and distribution of products including wholesale activity.
8. Warehousing (incl ing yards).
9. Business and prof ional offices.
10. Commercial recr ion f cilities such as indoor motion picture theater, community or little theater, billiard par , bowling alley, gym, drive-in theater (see section 4.2), golf driving range, miniature golf urse, skating rink, skateboard arena, go-cart track, and similar uses.

Unless otherwise spec ed, the above uses are subject to the following limitations: (1) products to be sold only at retail; a (2) for all developments Site and development plan approval is required for all permitted uses an structures in accordance with Section 14.13.

4.16.2 *Permitted pri pal us and structures.*

1. Wholesaling, war sing, storage or distribution establishments and similar uses.
2. Research laborat s and activities in completely enclosed buildings.
3. ight manufact g, asse ing, rocessin (includin food p essing, n slaughter ses) pack ing or fabricating in completely enclosed building.
4. rinting, itho hin , publis ing, hotogra c processin lue rin ng r similar establis en .
5. Outdoor storage y s and lots, provided this provision shall not permit wrecking yards (including automobile ecking yards), junk yards, or yards used in whole or in part for scrap or salvage oper ons or for processing, storage, display, or sales of any scrap, salvage, or second-hand buildi materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail c mercial e tablishments for sale, repair, and service of new and used automobiles, motorcycles, trucks an tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; m r vehicle body shop; establishments for sale of farm supplies, lumber and building su lies, monuments, automotive vehicle parts and accessories (but not junk yards or aut tive vehicle wrecking yards), and similar uses.
7. Service establish ts catering to commerce and industry including linen supply, freight movers, communication services, business machine services, canteen service, restaurant, employment agency, si company, pest control, water softening establishment and similar uses.
8. Service e ablish ts such as crematory.

9. Vocation technical, trade, or industrial schools and similar uses.
10. Medical clinic in conn ction only with industrial activity.
11. Miscellaneous u s suc as express r arcel delivery offi , telep one exch ge, commercial parking lo and garages, motor bus or truck or other transportation terminal.
12. Radio and telev n s ations.
13. Building trades c tra or including on premises storage yard for materials and equipment, but no manufacturing o concrete or asphalt is permitted.
14. ailroad wit g, freight, d storag yards; ailr ad ui ings and ai enance st ctu s.
15. E isting church nd o her houses of worship.
16. Existing single-family and multiple-family dwellings.
17. Public and priv sch ls providing technical services in association with industrial uses.
18. Other similar u wh ch are compatible with the uses of the district.

Site and development n approval is required for all permitted uses and structures in accordance with Section 14.13.

4.17.2 *Permitted pri pal us and structures.* As for ILW, and in addition:

1. Any industrial u hich is otherwise lawful (except those uses requiring special controls and permissible as sp al exceptions) and which conforms to performance standards as set out in article 14.

ite and evelopmen plan app al s eq ired or l p mitted u s nd tructures in cor ance with S ti 14.13

Sec. 14.13. - Site and development plan approval.

Except for develo s h h f l under t mi r s e and evelo ment lan proc s establi ed in Sectio 4.13.6, , the planning and zoning board shall approve all site and development plans as a condition p cedent to the issuance of building permits by the land development regulation administrator.

14.1 1 *Contents.* e site an developm lan eq ed o e submitted y the requirements f t ese land development regulations shall include the following elements, where applicable:

1. *Vicinity map* —In ating general location of the site, abutting streets, existing utilities, complete legal descri on of property in question, and adjacent land use.
2. *Site plan* —Includ but not limited to the following:
    a. Name, location, o er, and designer of the proposed development.
    b. Present zoning fo ubject site.
    c. Location of the s in relation to surrounding properties, including the means of ingress and gress t such ro ties and ny s ening r u ers n uch pr erties.
    d. Date, north arro and graphic scale not less than one inch equal to 50 feet.

e. Area and ension of site.

f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.

g. A ss to utilit s and points of utility hook-up.

h. Location and dim ons of all existing and proposed parking areas and loading areas.

i. Locatio , size, an design of proposed landscaped areas (including existing trees and required landscap buffer areas).

j. Location and size of any lakes, ponds, canals, or other waters and waterways.

k. tructures nd or features f lly dimen oned i cludin setbacks, istances etween st ctures, fl r area, width of driveways, parking spaces, property or lot lines, and percent of p operty covered by structures.

l. Location of tras ceptacles.

m. For multiple-fam hotel, motel, and mobile home park site plans:

(1) Tabulation of g ac eage.

(2) Tabulation of d ty.

(3) Number of dwell uni proposed.

(4) Location and per t of total open space and recreation areas.

(5) Percent of lot c red by buildings.

(6) Floor area of d ing nits.

(7) Number of propo par ng spaces.

(8) Street layout.

(9) ayout of mobil me ands (for mobile home parks only).

3. *Stormwater manag t plan* —Including the following:

a. Existing contour one foot intervals based on U.S. Coast and Geodetic Datum.

b. Proposed finished evation of each building site and first floor level.

c. Existing and pro d stormwater management facilities with size and grades.

d. Proposed orderly posal of surface water runoff.

e. Centerline elevat s along adjacent streets.

f. Water management trict surface water management permit.

14.13.2 *Procedure.* e, by t e terms of these land development regulations, approval by the planning and zoni board of a site and development plan is required prior to the issuance of a buildin ermit, the land development regulation administrator shall circulate the site and developm plan for review to any other official or department of the county which may have respon ility for some aspect of the site and development plan.

The site nd ev nt la sha e ubm ted o th l develop nt reg atio administrator not les than 45 days prior to the public meeting of the planning and zoning

board at whic he app cation for site and development plan approval is to be considered together with the pay t of such reasonable fees as the board of county commissioners ay etermine hro on n setting fees et ut in ti le 1 of es land ev pm t reg latio

14.13.3 *Action on s and deve opment plan.* The land development regulation administrator hall forward he plicat on fo si e and ev pmen plan oval alon wit any c ments cri ism o the planning and zoning board for approval. The planning and zoning board shall ha e such matters in a public session as part of a previously prepared agenda, however, no p lic notice and hearing is required. All matters relating to planning and zoning board cons ration of site and development plans shall be a public record and approval, approval wi conditions, or denial shall require formal action of the planning and zoning oard. A et n fo a zonin amendmen an an ap lication for s te and develo ent lan appr al shall not be handled concurrently. Rather, an application for site and development p n approval shall be heard only after the applicant has secured the appropriate zoning on e subject parcel. Appeals from decisions of the planning and zoning board shall be heard a set out in article 12 of these land development regulations.

In reaching a decisi s to whether or not the site and development plan as submitted should be approved wi a directive to the land development regulation administrator to issue building permit the planning and zoning board shall be guided in its decision and the exercise of its discr on to approve, approve with conditions, or to deny by the following standards; the plannin and zoning board shall show in its record that each was considered where applicable and shall make findings in regard to those of the following standards which it finds to be ap licable:

1. ufficiency of te ts on ow rs nd on rol of he eve opment nd su ciency f ond ions of wn sh r ontrol se, n p manent maint ance f co n open ce commo facilities, r co n lands sure pr rvati o such lands and facilities for their intended purpose and to insure that such commo facilities will not become a future liability for the board of county commissione
2. Density and/or t ntended use of the proposed development with particular attention to its relat nship to adjacent and nearby properties and effect on those properties and relati hip to the county comprehensive plan.
3. ngress and eg t the d elo ent an p posed tructu es on the d elopment, ith p cular efe ence o automot e and e est an afety, minimizatio f ma inal ricti w free movement of t affic n dja t streets separation o utomotive traffic and pedestrian and other traffic, traffic low nd ontrol, p visio o services and servicin f tilities and ef e collection, an acces n case of fire, catastrophe, or emergency.
4. Location and rel onship of off-street parking and off-street loading facilities to horoughfares and ernal traffic pat s ithin he p oposed developm t, with par icular refer e to automotive and pedestrian safety, traffic flow and control, access in ca e of fire or catastrophe, and screening and landscape.
5. ufficiency of opos d screens nd buffers o prese e i ernal an external armony n compatib ity it u s inside ou ide e r sed develo ent

6. Manner o ormwat management on the property, with particular reference to he ffect f r sio for st ater an emen n adj ent and arby proper es an the c sequences f s h stormwater m agement n overall public st mw er mana ment capacities.
7. Adequacy of prov n for sanitary sewers, with particular relationship to overall sanitary sewer availab lity and capacities.
8. Utilities, with r erence to hook-in locations and availability and capacity for the uses projected.
9. ecreation faci es and pen paces, wit at ention o he size, location d development of t e ar as to adequacy, effect on privacy of adjacent and nearby roperties and ses ithin he pro ed developm , and elationship o comm nity open sp es a d recreational facilities.
10. General ameniti and convenience, with par ular eference t assuring that appearance and general layout of the proposed development will be compatible and harmonious with p erties in the general area and will not be in conflict with other development in t area as to cause substantial depreciation of property values.
11. Such o er stan s as may be imposed by these land development regulations on the particular use activity involved.

14.13.4 *Issuance of building p mits.* Upon the approval of the site and development plan application by the p nning nd oning board o it appro wit c ndit ns, bui ing permits for he propo development shall be issued by the land development regulation administrator. The dev lopment hall be built ubs ially in dance ith e approved s e an dev pment plan. If after such approval, should the owner/applicant or his or her successors d sire to make any changes in the site and development plan, such changes shall be subm ed to the land development regulation administrator. If the land development regulatio dministrator deems there to be a substantial change or deviation from that which is sh on the approved site and development plan, the owner/applicant or his or her success shall be required to submit the amended site and development plan for approval as set fo h in section 14.12 of these land development regulations. Failure to ubmit uch mended site an development lan fo determinat by the land develop nt egulatio dministrator that a substantial change or deviation is occurring or has occurred, or to such change sha constitute a iolat f he and dev pm t reg latio and shall be punishable as provided in article 15 of these land development regulatio

14.13.5 *Concurrency*

ew development shall t be approved unless there is sufficient available capacity to sustain the level of s vice standards for potable water, sanitary sewer, transportation, solid aste, drain e, re eation nd ub ic chool s est lished n he Capital Impr em ts Element o the Comprehensive Plan.

14.13.6 Minor site an develop nt plan approval

Any development that r uires site and development plan approval which meets the following criteria sh be subject to minor site and development review in accordance with this section:

a. The propo devel ment does not exceed 10,000 square feet of new or additional gross floor area; or

b. The proposed devel ment does not exceed 3,000 square feet of new or additional unenclosed building area; or

c. The proposed devel ment does not exceed 30,000 square feet of new or additional impervious area; or

d. The proposed deve ment does not exceed any combination of items (a) through (c) listed above, not exceed an aggregate impervious area of 43,000 square feet.

1. Procedure. The Lan Development Regulations ("LDR") Administrator shall have the authority to approve or site and development plans. No building permit shall be issued for any develo nt that requires minor site and development plan review until the LDR Administrator s approved such plan. Minor site and development plans shall be required to have t e same contents as established in Section 14.13.1 above. The LDR Administrator shall n approve any minor site and development plan until such plan has been found to be in compliance with the requirements of these Land Development Regulations ("LDRs").

2. Review. The LDR A nistrator shall review all minor site and development plans for consistency with these DRs. Further, the LDR Administrator shall provide copies of the minor site and develo nt plan application and support materials to other county departments for review s may be required. The LDR Administrator shall have 5 days from the date of subm al to perform a completeness review. If an application is deemed incomplete, th DR Administrator shall notify the applicant in writing by the end of the 5th day. O e an application for minor site and development plan is deemed complete the LDR Admi trator shall have 14 days to approve, approve with conditions, or deny t application.

3. Issuance of build permit and minor changes. Issuance of a building permit and minor changes shall be in a rdance with Section 14.13.4 above.

4. Expiration. Minor te and development plan approval shall expire 12 months from the date of approval unle a building permit has been applied for or issued for at least one building in the devel ent prior to the expiration date. For minor site and development plans app ed for development without a building (i.e. impervious area), the minor site and development plan approval shall expire 12 months from the date of approval unless site co struction has begun prior to the expiration date.

5. Appeals. Appeals t the decision of the LDR Administrator shall be in accordance with Article 12 of these L .

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: LDR 17-02
NOTICE OF PUBLIC HEARINGS

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. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 133906
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS
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.

LDR 17-02, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations, as amended, by amending Section 4.12.2, entitled "Permitted principal uses and structures"; by amending Section 4.13.2, entitled "Permitted principal uses and structures"; by amending Section 4.14.2, entitled "Permitted principal uses and structures"; by amending Section 4.15.2, entitled "Permitted principal uses and structures"; by amending Section 4.16.2, entitled "Permitted principal uses and structures"; by amending Section 4.17.2, entitled Permitted principal uses and structures; by amending Section 14.13, entitled "Site and development plan approval"; by amending Section 14.13.2, entitled "Procedure"; by amending Section 14.13.4, entitled "Issuance of a building permit"; by deleting Section 14.13.5, entitled "Sanitary Sewer"; by deleting Section 14.13.6, entitled "Potable Water"; by deleting Section 14.13.7, entitled "Drainage"; by deleting Section 14.13.8, entitled "Solid Waste"; by deleting Section 14.13.9, entitled "Recreation", by creating a new Section 14.13.5, entitled "Concurrency"; and, by creating a new Section 14.13.6, entitled "Minor site and development plan approval".

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.

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.

333752
April 14, 2017

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LEGALS

N THE IRCUIT COU F THIRD JUDICI CIR- UIT IN AND FOR C LUMB COUNTY, FLORIDA GENERA JURISDICTION DI VISION CASE NO. 15000158CAAXM ILMINGTON RUST NA SUCCESSOR TRUSTEE TO CITIBANK N.A. A TRUSTEE F/ O HOLDERS OF STRUC- URED SSE MORTGAGE INVE MENTS I INC. BEAR STEAR A T-A T UST 2006-7 M RTGAG PASS THROUG CERTIF ATES SERIES 20 6-7,

Plaint f,

vs.

VALER E M. BOGAN, et a

Defendant(s).

NOTICE OF ORECLOSUR SALE

NO S HERE GI N pur an to a F nal Judgment of Foreclosure dated Octo r 11, 2016, nd entered n 15000158 AAXMX of he Circi- ut Court of the THIRD Judicial ircuit in nd for olumbia Co ty, lor da, where n WILM- INGTON TRUST NA SUCCES- SOR TRUSTEE TO CITIBANK .A. AS TRUSTEE F/ O H LDER OS T CTURED ASSET MORTGAGE NVEST MEN II IN . BEAR STEAR A T-A T UST 2006-7 M RTGAG PASS THROUG CERTIF ATES SERIES 2006-7 is the P intiff and VALERIE M. BOGAN; - NOWN POUSE OF A- LERIE M. BOG ar the Defendant(s). P. Dewitt Cason as the lerk f the rcu t ou t ll se l to th highest and best bidder for cash at 173 E Her- nando ve., Lake y, L 3205 at 11:00 A on June 7, 2017, he ollowing escri d operty as et forth i said Final Judgment, to wit:

LOT 96, EMERALD OVE P ASE ACCORD NG TO THE PL THEREOF, R ORD IN PLAT BOOK 8 PAGES 35 AND 36 THE PUB C RECO S F C UMBIA COUNTY, LOR - DA.

operty ddress: 1 SW TIMBERLAND CT, LAKE CI , FL 32024

Any person claiming an nterest in eh surplus from th sale, if ny, other han he rope ty owner a of t e date o the lis pendens must file a cl m within 60 days after the s le.

MERICANS ITH ISABI I- TY A : I you are a p son it a disability who eds any accommodation in order o participate in this proceeding, you are entitled, at no co to you, o he provision of cer ain assist nce Please ntac Carrina ooper, ourt in stration at 173 NE Her ando Avenue R om 08, La Ci , F rida 2055, 6-758 2163 at least 7 days before yo sched- led ourt appearanc or im- diately up r cei ng his otific tion if the time efore he scheduled appear nce s ess han da ; f you a aring or voic im ired, all 711.

ated h 30t day of rch, 2017.

P. Dewi Cason

As Cl k of the Court

By: /s/ S. Weeks

As De uty Clerk

330963

April 7, 14, 2017

N THE COUNTY COURT N A D FOR CO MBIA OU TY, FLORIDA

C NO. 1 -1123CC

LYLE G DONALD

Plainti ,

vs.

JOHN H RANDALL

Defendant

NOTICE OF A TION

TO: J HN H. RANDAL

YO ARE OTIFIED h an ac on or stabl shment of owne ship of personal property described as: 996 odge/Ply ni an V N # 2P H21K R666401 s been filed against you and you are required to serve a copy of your written defenses, f any, to t on Plaintiff, Lyle nald, who ad es s 29 NW amingo ln, La ity, FL 3205 on or for Apri 24 20 and f le th ori nal with the Clerk of this Cour immediately hereafter; otherwis a Defaul ill be en ed against you for the relief dem ded in the Complaint.

DATED on March 22, 2017.

P. DEWITT CASON

As Cl k of the Court

By: /s/ F. Quiles

Dep y Clerk

328985

ril 7, 14, 2 , 28, 2 7

COLUMBIA COUNTY BOARD OF COMM SIONER INVI TION TO BID ULV APPROVED ADULTICID BID NO. 2017-N

Please e advised t Colu bia County d sire to accept bids n he ve r ferenced i ms. Bids wil be accepted until 11:00 a.m on May 2, 2017 n he of ce of he Boa of oun Com issio er locat at 135 NE rnando Ave. Room 203, Lake ity, Florida 32055.

Specif ations nd bi forms may b wnl aded at t e ty eb te https://w - ortal. umbiacountyf .com/list-purchasing-projects.aspx.

olumbia County res s the ight t reject an and/ r ll bi an o c ept he b d i e Coun 's b st inte st.

334454

April 14, 21, 2017

IN THE CIRCUIT COURT F OLUMBIA COUNTY, LOR - DA

PR BATE DI SION

le no. 17000065CPAXM

Division

IN RE: ESTAT OF

FRANK GRICE a/k/a

FRANK CURRY GRICE

De sed.

NOTICE TO CREDITORS

T administration of the estate of FRANK GRICE a/k/a F ANK URRY RICE, deceased, wh e dat of death was e- mb 1, 20 6, is pend ng in the ircuit ourt for CO UMBIA C unty, Flor da, Probate ivision, h address of which is P Box 206 Lake City, Fl. 32056. The n es and addresses of the personal representative nd he ersonal re esen ati s tto ey are set for h below.

All creditors of d edent and ot er persons ving clai or de nds a inst ce nt's ate on whom a py of this otic is equired to be served must file he r claims with this court ON OR FORE THE LATER OF O HS FTER E I OF THE F ST P BLIC IO F TIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF HIS NOTICE ON THEM

Al other ed ors of he decedent and other persons aving claims or demands inst ce nt's es te must file their claims with this court ITHIN 3 ONTHS AFTER THE TE OF THE FIRS PU CATI OF THIS NOTICE.

ALL C AIMS OT ILE WITHIN HE TI PER ODS SE FO H I FLORID ST UTES SECT N 733.7 WILL BE FOREVER BARRED.

NOTWITHSTANDING HE ME PERIODS SE FORTH ABOVE, ANI CLA M FI ED TWO (2) YEARS OR MORE FTER THE DECEDENT' DATE OF DE H IS BARRE

The date of first publ ation of this notice is April 6, 2017.

Personal Representative:

/s/ LESSIE MAE McCLAIN

169 NE Bristol Place

Lake City, Florida 32055

ttorney or ersonal Repre- sent ive:

/s RODOL SUAREZ, JR. ESQ.

orida B Numb : 01 01 2950 SW 27 Avenue, Ste 100 Miami, FL 33133

Telephone: (305) 448-4244

Fax: (305) 448-4211

E- ail:

Rudy@suarezlaw ers.com

Secondary E-Mail:

eca@suarezlawyers.com

330829

April 7, 14, 2017

NO CE OF UBLIC EAR- IN CONCERNING AME - M TS TO THE OLUMBIA COUNTY AND EVELOP- MENT RE ULAT ONS BY T E PLANNING AND ZO NG BOARD OF OLUMBIA COUNTY, FLO A, SER NG ALSO S THE L CAL PLANN AGENC OF UMBIA COUNTY, LOR - DA, NO ICE IS HEREBY G V- N hat, ursuant Sections 163.3161 thr ugh 16 3248, Florida St utes, a amended, and the ocal Land evelopment egulatio , as amended, ereinaf r referred o as he and evelo ent Re ations, objections recom- endations and commen s concerni g t e amend nts, as descr ed elow, wi be hear by the Planning and Zoning Board of Columbia ounty, Florida, serving also as the Local Planning Agency of olumbia County Flo ida, at blic hearings on April 27, 2017 6 15 p ., or as soon there fter s e m tters an e ard in the hool Board Administrative Complex ocated at 372 West Duval Stre , Lake City, Florida.

LDR 7-02, an appl ati by t e B d of oun C mmissioners, o amend t text of he Lan Dev opmen R gulations, as amended, by a ending ection .12.2, entitled "P tted principal uses nd tructures by mend ng Section 4.13.2, e title "Pe itted incipal uses nd ructures"; by amend ng ection 4. 2, entitled P itted p incipal uses and ructures"; by amend ng ection 4. 2, nt tled ermitte principal uses and structures"; by amen ing Section 16 2, entitled "Permitted principal uses and ructur "; b a ending Section .17 2, ent ed Pe tted pr n- cipa uses an str tures by men g Section 14. 3, entitled "S e and develop nt plan approval"; by amending ection 14.13.2, entitled "P ocedure"; y amen ng Section 14 13.4, ented "issuance of a building ermit"; by deleting Section 14 3.5, ent ed "San ary Sewr"; by deleting ec ion 14. 3.6, ent led " otable W ter"; y deleting S ction 14. 3.7, enti ed "Dra nage"; by deleting ection 4. 3.8, en tled "Solid Was e"; by deleting ection 4.13.9, ntitled "Recreation by creat ng a new Section 14.13.5, entitl d "Concurrency"; and, y creating a new Secti 14.13.6 en tled "M or site nd ev opment plan appr al".

he public hearings ay be cont nued to e or mor future date. Any interested p rty shall e dvised that th d , tim and place of any conti ation of the public hearings sh l be announced during the publ c hearings and that no furthe notice concerning he atter will be publ shed, un ess said ontinuation exceeds ix endar weeks f om he dat of t e ab e r ferenced publ c ea - ings.

the aforemention public hearings, ll inter sted art es appear o be hear with espec t the amendme s.

Copies of the amendmen are available or ublic inspection at the ffice f the Cou Planner, Coun Adm nistrative Offic ocated t 5 orth east er ando Avenue Lak City, F orida, durin regul r busin ss hours

All pe sons are advised that if they decide to appeal any decision made at the above eferenced public hearing, t ey will need a record of the proceedings, and hat, for s h purse, they may ne d to nsure hat verbatim ecord he proce ings i m de, which rec d includ the testim y nd ev denc upon ich the ap al i o be based.

In ccordance ith e merican with isa ilities ct, persons needing a special accom- odation or an nter reter to pa ti ate n proceeding shoul con act isa . B. oberts, at ea seven 7) d pri to e date of th h rin M. ber ay be cont ted by telephone at (386) 758-1005 or by el communi- ati D vice for Deaf t (386) 758-2139.

333752

Apr 14, 2017

NOTICE OF UBLIC EAR- IN ON RNING SU I- ISION VAR AN AS PROVIDED FOR I T CO MBIA COUNTY AND DEVELOPM T REGULA- TIONS

BY THE PLANNING AND ZO ING OF COLUMBIA COUNTY, FLORIDA, NOTICE S HERE- BY G VEN th , pursuan to the olumbia ounty Land Development egul ons, as amen d, ereinaf r referred o as he and evelo ent Reg ati s amen d, objec on recommendations and comments concerning th subdivision variance, as described below, ill e he d by he Planni and Zo ng Board of Colu bia Co ty, F rid , at a ublic hearing on pril 7, 2017, at 00 p. or as soon thereafter s the tters an e ard in the hool Board Administrative Complex ocated at 372 West Duval Stre , Lake City, Florida.

SV 17 0 , a petition by Barbara . Swanson, agent Robert D and B bar Swanson & ordon hillip wan , wners, request a subdi si varian be ranted rom he di ension nd design standards of Sectio 5.23. of the Land Development Regul ions to allow for a deviatio from the three to one lot length to width atio. he variance has b n filed in a ord e wi a final plat submitted as part of a petition filed March 20, 2017, to be ocated n roperty described, as follows:

ART OF SECTION 23 TOW IP 3 SOUTH, ANG 6 AST, COLUMBIA UN- Y, FLORIDA, AND N UDING LOT 2 OF OCK "A" OF "HICKORY RIDGE. SU DI- VIS ON PER AT THEREO RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. ORE PARTI ULARLY DE RIBED AS FOLLOWS:

COMMENCE AT CON- RETE MONUME MARK- ING T E SE C NER F CTIO 2 , TOW IP 3 SOUT , RANGE 6 A , COL MBIA COUNTY FLOR - DA, AND HEN S.87 DE- GREE 58'04" , ALONG THE OUTH INE F SAID SECTION 23, A DISTANCE OF 273. ET TO ON- C E MO ME 470 AND HE POINT F BEGIN- NIN OF HE HEREIN DE- SCRI D L NDS; THEN CONTI UE S.87 DEGREE 58'04"W STIL ALONG AID SOUTH LINE 81.0 FEET TO ONCRETE ONUMENT S 4708, BEING O T E ORTHE TERLY RIGHT- F-WAY LINE OF 60 FO IDE PRIVATE OAD K OWN AS NW SECLUDED GLEN S D RIGHT-OF- AY BE G DEF NED BY A CUR CONCAVE O HE SW AND HA NG A RADI S 296 8 FEET ND ENTRAL N- E OF 6 DEGR S 5 '04 AN B ING U ENDED BY CHO HAVING BEAR ING F N.7 D GREES 46 "W AND A CHORD LENGTH T 187 56 E ; THENCE NORTHWE ERLY ALONG T ARC F ID CURVE C DISTANCE F 19 84 F ET O C N- CRETE MO ME L 470 ARKING HE OINT F TANGEN OF AID CURVE HENCE S.87 DEGREES 47'5 STI ALONG SAID RIGHT-OF-WAY INE, 65 FEET TO A CONCRETE MONUMENT, S 4708, ARKING T SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY IDGE", SUBDIVISIO AS PE PL T HEREO R ORD IN PLAT BOOK 7 PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LORIDA; TH CE 39 GREES 06'50"W., AL G THE MONUMENTED EAST LINE O SAID LOT 3, A DISTANCE F 184.18 FEET TO C NCRETE MONU M T, LS 708 MARKI HE SE CORN R OF L T 1 OF BLOCK A" OF A ICKORY RI E" THE E .31 DEGREES 13'02" , ALONG TH EAST IN OF D L 1, DISTANCE OF 557.86 EET TO ONCR E MO ME 4708 ON HE MONUMENTED S UTH ESTE Y RIGHT- -WAY INE NW AKE JEFFERY OAD AND ARKNG HE E CORNER OF ID LOT 1; T CE S.51 DEGREES 07'45"E. ALONG AID RIGHT-OF- Y LI , 360.06 EET TO A ONC E MO ME 470 HENCE .00 DEGREES 03'29" , 59 21 FEET TO THE POINT OF BEGINNING.

C ntaining 7.14 acres, ore or less.

Tax arcels 23 3s-16- 2272 053, 3-3s-16-02272-202, & 23-3s-16-02272-204

Th public hearing may be continued to ne r re fu re ate Any nterest d part shal be advised that the date, time and place of any continuation of the public hea ng shall be announced during th public hearing and that no fur her notice concerning he atte will be p bli ed, un ess sa d continuation exceeds si calendar weeks f om he dat of t e ab e r ferenced publ c ea - ing.

A the forem tion public hearing, ll intere ed part es appear o be hear with espec t the varianc opies f he variance re av labl for p lic inspection at the ffice f the Cou Planner, Coun Adm nistrative Offic ocated t 5 orth east er ando Avenue Lak City, F orida, durin regul r busin ss hours

All pe sons are advised that if they decide to appeal any decision made at the above eferenced public hearing, t ey will need a record of the proceedings, and hat, for s h purse, they may ne d to nsure hat verbatim ecord he proce ings i m de, which rec d includ the testim y nd e den upon hich the ap al i o be based.

In ccordance ith the merican with isa ilities ct, persons needing a special accom- odation or an nter reter to pa ti ate n proceeding shoul con act isa . B. oberts, at ea seven 7) d pri to e date of th h rin M. ber ay be cont ted by telephone at (386) 758-1005 or by el communi- ati D vice for Deaf t (386) 758-2139.

333713

Apr 14, 2017

NOTICE F PUBLIC HE RING CON RNING VARI ANCE AS PROVI ED FOR I HE COLUMBIA OUNTY AND DEVELOPME REGULATIONS

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, LORIDA, OTICE S REBY GIVE that, pur ant o he olumbia unt Land Develop t Regu atio , as mended, ereinaf r referred o as he and evelo ent Reg atio s amen d, objec on recommendations and comments concerning th variance, s escribed below, ill be heard y the ard o Adjustment f olumbia ounty, Flor da, at a public h ring on April 27, 2017, at 6:0 p.m., or as soon thereafter as the matters an e heard, in t e ho t Board Ad ini rative Comple located t 2 est Duval re , Lake ity, Florida.

V 0308, pet ion b Brando Stalvey, ow , to equest vari ce be rant rom he r quired bu lding set ack. Whe eas, e on 4.1 12 of he Land Developmen R gulations ("LDRs") require lanned esidential evelopme s ("PRD") to stablish buildin se backs. Whereas, the property owner has requested variance in the south front building etback for ot 5 f the Pr s ve at urel ake, U it 1, a Planned esidential evelopment ("PRD" to allow or a deviation from 25 feet to 13 feet. The variance has been f led in accordance with a site plan dated March 17, 2017 and submitted as part of peti on fil Mc 17, 2017 o be ocated on property described a follows:

Lot 45 of "P eserve at au el ake, Unit " subdiv ion according to the la thereof r ord in P at Book 9, Page 9 of he public cor s f lumbia ounty, F rid .

Containing 0.25 acres, ore or less

Tax arcel um er 3 4s-1 0273 045

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Lake City Reporter

The Lake City Reporter
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Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: LDR 17-02
NOTICE OF ENACTMENT OF OR

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):

05/05/2017

Affiant

Sworn to and subscribed before me this 5th day of May, 2017

Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 132456
EXPIRES: August 20, 2018
Bonded Thru Troy Fain-Notary Services

NOTICE OF ENACTMENT OF ORDINANCES 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 18, 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 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 reads, as follows:

ORDINANCE NO. 2017-10

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 17-02, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 4.12.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.13.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.14.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.15.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.16.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 4.17.2, ENTITLED "PERMITTED PRINCIPAL USES AND STRUCTURES"; AMENDING SECTION 14.13, ENTITLED "SITE AND DEVELOPMENT PLAN APPROVAL"; AMENDING SECTION 14.13.2, ENTITLED "PROCEDURE"; AMENDING SECTION 14.13.4, ENTITLED "ISSUANCE OF BUILDING PERMITS"; DELETING SECTION 14.13.5, ENTITLED "SANITARY SEWER"; DELETING SECTION 14.13.6, ENTITLED "POTABLE WATER"; DELETING SECTION 14.13.7, ENTITLED "DRAINAGE"; DELETING SECTION 14.13.8, ENTITLED "SOLID WASTE"; DELETING SECTION 14.13.9, ENTITLED "RECREATION"; CREATING A NEW SECTION 14.13.5, ENTITLED "CONCURRENCY"; AND, CREATING A NEW SECTION 14.13.6, ENTITLED "MINOR SITE AND DEVELOPMENT PLAN APPROVAL"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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.

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.

339056
May 5, 2017

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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 categories will require prepaymen . Our office is located at 180 East Duval Street. ou can also fax or email your ad c y to the Reporter. FAX: 386-752-9400 Please direct your copy to the Classified Department. EMAIL: classifieds@lakecityreporter.com

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.
hursday	ed., 10 a.m.	ed., 9 a.m.
riday	hurs., 10 a.m.	hurs., 9 a.m.
Sunday	ri., 3 p.m.	ri., 2 p.m.

These deadlines are subject to change without notice.

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Ad Errors: lease 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:Billing Inquiries: Call 755-5440. Should fur**ther information be required regarding payments or credit limits, your call will be transferred to the accounting department.

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LEGALS

IN TH IRCUIT COURT FOR LUMBIA COUNTY, F ORIDA
PROBATE DIVI ON
FILE N B R: 16-CP-192
RE: ESTATE OF
DOROTHY J. HAR I GTON,
Deceased.
NOTICE TO CREDITORS
The d inistration of th e tate Decedent, DOROTHY HARRINGTON ose at of death as Ju 1 2016, i pending the Circui C r for Columbia County, Florida, Pro- ate D vision, t e ad ess f which i 17 NE Hern do Avenue, Lake City, Florida 2055. e name and address o t e ersonal R pres nt ive **and** he P rsonal p esent t ve's attor **ey are** set forth b o .
l editors of D dent and other per ons having cla s or mands against D cede 's est e on who a copy of h s notice is required to be served st **file** their c aim w th this cour W THIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION IS NOTICE O 30 DA AF R THE D TE F SE V CE F A COPY OF THIS NO ICE N HEM.
A other creditors of D cedent d other persons ng claims or dem **nds** aga nst De de estate mus f le the ai w th co t WITH 3 ONTHS A TE THE DATE TH FIRS P LICA N F T IS - TICE.
L LAIM N T F LED ITHI THE TIME P RIODS SET FORT IN SECTION 733.702 O TH F ORID PROBAT C E W LL BE FOREVER B **RRED**
NO IT **TAN**DING T E T PERIODS SET **FOR**TH CLA AE TWO ( ) YEARS OR MORE AFTER **THE** DECEDENT'S DATE OF DEATH IS BARRED.
The date of first public i n of this notice is April 28, 2017.
Personal Representative:
/s/ SHIRLEY NELSON
14908 Southwest 92nd Way
Lake Butler, Florida 32054
torneys r Personal R pre- ntat e:
DARBY PEEL**E & G**REEN, PLLC
By: /s/ RACHEL E. C EEK
Florida Bar No. 0124959
BONNIE S. GREEN
Florid**a Bar** No. 0107085
5 N rtheast Hernando Avenue
Lake City, Fl i a **32**056
Telephone: (386) 752-4120
Facsimile: (386) 755-4569
Primary email:
bonniegr en@darbypeele.c
condary email: elo esbran- nen@darbypeele.com

337213
April 28, 2017
y 5, 2017

IN THE CIRCU T COURT FOR LUMBIA COUNTY, F ORIDA
PROBATE DIVI ON
Fi No 2017-96 CP
IN R : ESTATE OF
Geraldine M. Fields,
De a ed.
NOTICE TO CREDITORS
The d inistration of th e tate eraldine M F el , eceased w dat of death s Apr 6, 2017 is pe i g in he C rcuit urt f Co umbia C t , Florida, P oba D vision, t dr s o which is 173 NE er ndo enue, ke ity, Flor a 3205 he ames and **add**resses the per onal repr ent v and the personal representative' attorney are set forth below.
l creditors t e dec ent and her pe ons ng claims or dem nds aga nst de de ' t on hom a c of th n **tic**e is r uired to be served must file thei c aims th is c urt WTH T LAT OF 3 ONTHS ER TIME THE ST BLIC ION OF IS - CE OR 30 **DAY**S AFTER THE **DATE OF SERVI** O A PY OF THIS NOTICE N THEM.
All her cr tor of t decedent and other persons h ing aims or demands aga nst de de **t's** esta st **file** their claims with this court W HIN 3 NTHS **AFTER THE** TE OF TH FIRST PUBL ATION OF THIS NOTICE.
ALL CL M N T F LED ITHI THE TIME P RIODS SET FORT IN SECTION 733.702 O TH F ORID PROBAT C E W LL BE FOREVER B RRED
NOTW THSTANDING T E TI PERIODS SET **FOR**TH ABOV ANY CLA**I** FILED TWO ( ) YEARS OR MORE AFTER **THE** DECEDENT'S DATE OF DEATH IS BARRED.
The date of first public ion of this notice is May 5, 20 .
Personal Representative:
Joseph Michael Fields
431 Neptune Drive NE
Pa B y, Florida 32907
orney for Personal epresentat e:
Will am B. Brannon, Jr.
E-Mail Address:
bill.br nnon68@gmail.com
Florida Bar No. 327484
934 NE Lake DeSoto Circle
Lake City, Florida 32055
Telephone: (386) 755-3456

339958
May 5, 12, 2017

IN HE C RCU T COURT FOR LUMBIA COUNTY, F ORIDA
PROBATE DIVI ON
Fi No 2017-29-CP
Div sion Probate
IN RE **EST**ATE O VIV AN LANE JACKSON
De a ed.
NOTICE TO CREDITORS
The dministration of th e tate V vian ne **Jac**kson, deceased, w e dat of death as No ember 29 **201**6, is pending i the C rcui C r for Columbia County, Florida, Probate D vision, t e ad ess f which i 17 NE Hern do Avenue, Lake City, Florida 2055. he ames **and** addres es of the personal represen at e and he personal epresent t ve's attor are set forth b ow. All editors of t e decedent and he per ons having cla s or mands against decede 's est e on who a copy of h s notice is required to be served st **file** their c aim w th this cour ON OR BEFORE **THE** L ER OF 3 ONTHS ER TIME THE ST BLIC ION OF HIS N - CE OR 30 **DAY**S AFTER THE DA**TE OF SE**RVI O A PY OF THIS NOTICE N THEM. All o er credi or of the cedent and other pe ons havi g claims or demands against dec en s estat must file their c aims w th this c ur WITHI 3 M NTHS A TE THE DATE TH FIRS P LICA N F T IS - TICE. AL CL MS NOT FIL THIN THE TIME P RIODS SET FORT IN FLORIDA TAT ES SECTIO **733**.702 WILL BE FOREVER BARRED.
TWITHSTANDING T E TI PERIODS SET **FOR**TH ABOV ANY CLA**I** FILED TWO ( ) YEARS OR MORE AFTER **THE** DECEDENT'S DATE OF DEATH IS BARRED.
e d te first bli ation f this n c is: Apri**l** 28, 2017.
Personal Representative:
/s/ Robert Rutledge
155 SW Lancelot Glen
Lake City, Florida 32024
torney for Personal epresentat e:
/s/ J h J.K n ron
Flo da Bar Number: 0306 0
binson, Kennon & Ke r n, P.A.
582 W t ual Street
PO Box 1178
Lake City, Florida 32056- 178
Telephone: (386) 755-1334
Fax: (386) 755-1336
E-M l jjk@rkkattorneys.com
Secondary E-Mail:
mad**@rkka**ttorneys.com

33 43
April 28, 2017
y 5, 2017

N ICE OF ENACTMENT OF RDINANCES BY HE B ARD OF COUNTY COMMISS NE OF COLUMBI COUNTY, FLOR A
NOTIC S HEREBY I N tha **the** ordinances, w ch titles hereinafter appear, wi be considered or nactmen by he Boa d of Count Comm ssio er of lumbia o ty, lor- a, at publi heari s on ay 8, 017 at 5: 0 p.m., or as s n t reafte a the m tters can be ear in t S hoo Board Ad nis ative omplex ocated at 372 est Duval reet, Lake C ty, Florida. Copi of sa ordinan es may be inspected by any me ber of the ublic t hme ffic of th unt Manage, Coun Administrat ve ffices ocated at 135 r east H nand enue, Lake City, ori a, during regular business hours On the date, time and place f st above entioned, Il nterested persons ay appear and be heard with respect to the or nances. The itle of aid rdi nces ads as follows:
ORDINANCE NO. 2017-10
AN RDINANCE F COL MBI COUNTY, LOR- DA, A ENDING ORDINA E . 98-1, THE OLU IA COUNTY AND DEVELOP- MENT EGULATIONS, AS AMEN D; RELATING TO A MENDMENT TO THE TEXT OF THE COL BIA UNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 17-02, BY OARD OF COUNTY COMMISS NE : AME ING CTION 4.12 , ENTI ED PERMITTED **PRI**NCIPAL USES AND TRUCTURES AM DIN SECTION .13 2, ENTI ED PE ITTED INCIPAL SES AND RUCTURES" AME ING ECTION 4.14 2, ENTI ED PERMITTED **PRI**NCIPAL USES AND TRUCTURES AM DIN SECTION .15 2, ENTI ED PE ITTED INCIPAL SES AND RUCTURES" AME ING ECTION 4.16 , ENTI ED PERMITTED **PRI**NCIPAL USES AND TRUCTURES AM DIN SECTION .17 2, ENTI ED PE ITTED INCIPAL SES AND RUCTURES" AME ING ECTION 14. 3, ENTITL D "SIT AND D VELOPMEN PLAN APPROVAL"; AMEN IN SECTION 1 .13.2, ENT TLED "PROCEDUR ; AM DING ECTION 14.13. , ENTITLED ISSUANCE F BUILDI PERMITS" EL T- ING ECTION 4.13.5, NTI- TLED SANITARY SEWER ; D TING E N 4. 6, ENTITLED P ABLE W TER"; DELETING CTI 14. 3.7, NT LED "D INAGE"; DELETING S CTION 14.13.8, ENTITLED "S D AST ; DELETING SECT N 14.13.9, ENTITLED "R REATION" CREATING A NEW SECTION 14.13.5, E I- TLED CONCURRENCY"; D CREATING A NEW SEC ION 14.13.6, ENTITL "M NOR S TE AND VELO M T PLAN APPROVAL"; PROV ING EVERABILITY REPEALI ALL ORDI- NANCES N CON LICT; AND P VIDING N CTIV DATE.
he public he ings ay be cont nued to e or mor future date. Any interested p rty shall e dvised that th d tim and **pl**ace of any conti ation of the public hearings sh l be announced during the publ c hearings and that no furthe notice concerning he atter will be publ shed, un ess said ontinuation exceeds ix endar weeks f om he dat of t e ab e r ferenced publ c hearings.
I pers s are advise that, if they decide to appeal any decisions made at the publ hearings, they will need a record of he proceedings and to such purp , th may need o ensure hat erbatim re**cord** of e proce ngs are made which record i udes t e testimony and evidence upon which the appeal is to be ba d.
In ccordance ith the merican with isa ilities ct, persons needing a special accom- odation or an nter reter to pa ti ate n proceeding shoul con act isa . B. oberts, at ea **seve**n 7) d pri to e date of th h rin M . ber ay be cont ted by telephone at (386) 758-1005 or by el communi- ati D vice for Deaf t (386) 758-2139.

339056
May , 2017

NOTICE OF SHERIFF'S SALE
URSUANT TO A WRIT OF EXECUTIO is u d in the Count Court f o u ia Co y, Flori a, o t th day of Ap l 2017, n th case wherein, My Healthcare F eral Credit Union as Plaint ff, and rah Dow d J hn Dow, a De ndan s) Being as N . 16-912- C i sai C urt. ar H n , As ri of Columbia Co ty, Flo ida have is day evied on a l the right, title an in rest o the fendant, Sarah Dow in nd t e following esc ibed r- sonal operty, t i:
96 W ITE F. B E A- TER AT wt Mercur En gine VIN# PEOCC077L596 A 08 M GIC TLT BOAT TRAILER V N 1M5BA191381E43466
sh l offer t is p p ty for sal June 6, 2017 at he Colu bia Coun De tio Facility, 3 9 N.W. Q in n A- enue Lake i y, St e o Florida 32055, at the hour of 10:00 A.M., or soon thereafter s possible. I will offer for sale all of the said defendant Sarah ow , right, **title**, a d interest in e for aid pers al **ope** y, at blic ction a d will s ll t e sa , subject to any and LL taxe , prio le , encumances and j gments, i y to h highest and s dder r CASH I HAND. Th pr ceeds o be appl ed a f r as ma be to t pm en of osts d the s tisfaction o th above described Exe utio 05/01/2017
MARK HUNTER, As Sheriff f Columbia County, Flor a : G eg Williams, D ty Sheriff

339454
ay 5, 12, 19, 26 2017

LEGALS

N ICE UBLIC EAR- IN ON RNING SU I- ISION VAR AN AS PRO- VIDED FOR I CO MBIA COUNTY AND DEVELOPM T REGULA- TIONS
BY THE BOARD OF COUNTY COMMISSIONERS OF COL MBIA COUNTY, LOR- DA, NO ICE IS HEREBY G V- N hat, ursuant t e Col ia oun y Land Development egul ons, as amen d, ereinaf r referred o as he and evelo ent Reg atio s amen d, objec on recommendations and comments concerning th subdivision variance, as described below, ill e he d by he B rd of Count Com issio er of lumbia o ty, lor- da, a a publi hearin on May 18, 017, at :30 m., or as s n t reafte a the m tters can be ear in t S hoo Board Ad nis ative omplex ocated at 372 West Duval tre t L e Ci Flo da.
A petition **by** Barbara . Swanson, agent Robert D and B bar . Swanson & ordon hillip wan w ers, request a subdi si varian be ranted rom he di ension nd design standa ds of Sectio 5.23, of the Land Development Regul ions to allow for a deviatio from the three to one lot length to width atio. he variance has b n filed in a ord e wi a final plat submitted as part of a petition filed March 20, 2017, to be ocated n roperty described, as follows:
ART OF SECTION 23 TOW IP 3 SOUTH, ANG E AST, COLUMBIA Y, **FL**ORIDA, **AND** N UDING LOT 2 OF OCK "A" OF "HICKORY RIDGE, SU DIVIS ON PER AT THEREO RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ORE PARTI ULARLY DE RIBED AS FOLLOWS:
COMMENCE AT CONRETE MONUME MARKING T E SE C NER F CTIO 2 TOW IP 3 SOUT RANGE 6 A , COL MBIA COUNTY FLOR , DA, AND HEN S.87 DEGREE 58'04" ., ALONG THE OUTH INE F SAID SECTION 23, A DISTANCE OF 273. ET TO ONC E MO ME 470 AND HE POINT F BEGINNIN OF HE HEREIN DESCRI D L NDS; THEN CONTI UE S.87 DEGREE 58'04"W STI ALONG **SA**ID SOUTH LINE, 81.06 FEET TO ONCRETE ONUMENT S 4708, BEING O T E ORTHE TERLY RIGHT- F-WAY LINE OF 60 FO IDE PRIVATE OAD K OWN AS NW SECLUDED GLEN S D RIGHT-OF- AY BE G DEF NED BY A CUR CONCAVE O HE SW AND HA NG A **R**ADI S 296 8 EET AND CENTRAL AN- E OF 6 DEGR S 5 04 AN B NG U ENDED BY CHO HAVING BEAR ING F N.7 D GREES 46' "W AND A CHORD LENGTH F 187.56 E ; THENCE NORTHWE ERLY ALONG T ARC F ID CURVE C DISTANCE F 19 84 F ET O C NCRETE MO ME L 470 ARKING HE OINT F TANGEN OF AID CURVE HENCE S.87 DEGREES 47'5 , STI ALONG **SA**ID RIGHT-OF-WAY INE. 65 FEET TO **A** CONCRETE MONUMENT, S 4708, ARKING T SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY IDGE", SUBDIVISIO AS PE PLAT HEREO R ORD IN PLAT BOOK 7 PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LORIDA; TH CE 39 GREES 06'50"W., AL G THE MONUMENTED EAST LINE O SAID LOT 3, A ISTANCE F 384.18 EET TO C NCRETE MONU M T LS 4708 MAR NG T SE CORN R OF L T 1 OF BLOCK A" OF A ICKORY RI E" THE E .31 DEGREES 13'02" ALONG TH EAST IN OF D L 1, DISTANCE OF 557.86 EET TO ONCR E MO ME 4708 ON HE MONUMENTED S UTH ESTE Y RIGHT- -WAY INE NW AKE JEFFERY OAD AND ARKNG HE E CORNER OF ID LOT 1; T CE S.51 DEGREES 07'45"E. ALONG AID RIGHT-OF- Y LI , 360.06 EET TO A ONC E MO ME , 470 HENCE .00 DEGREES 03'29" .59 21 FEET TO THE POINT OF BEGINNING.
C ntaining 7.14 acres, ore or less.

Tax arcels 23 3s-16- 2272 053, 3-3s-16-02272-202, & 23-3s-16-02272-204
Th public hearing may be continued to e r re fu re dat s. Any nterest d part shal be advised that the date, time and place of any continuation of the public hea ng shall be announced during th public hearing and that no fur her notice concerning he atte will be publi ed, un ess sa d continuation exceeds si calendar weeks f om he dat of t e ab e r eferenced publ c ea- ing.
A the forem tion public hearing, Il intere ed part es appear o be hear with espec t the varianc
Copies of the subdivis on variance are available for ublic inpection t the ffice f the oun Planne C nty dministrative Offices loca d at 135 ortheast ernando enue, La City, F ida, du ng regular business hours.
A persons are advised that if they decide to appeal any decision made at the above eferenced public hearing, t ey will need a record of the proceedngs, and hat, for s h purse, they may ne d to nsure hat verbatim ecord he proce ings i m de, which rec d includ the testim y and e den upon hich the ap al i o be based.
In ccordance ith the merican with isa ilities ct, persons needing a special accom- odation or an nter reter to pa ti ate n proceeding shoul con act isa . B. oberts, at ea **seve**n 7) d pri to e date of th h rin M ber ay be cont ted by telephone at (386) 758-1005 or by el communi- ati D vice for Deaf t (386) 758-2139.

339051
May , 2017

N ICE OF NACTMENT OF RDINANCES BY HE B ARD OF COUNTY COMMISS NE OF COLUMBI COUNTY, FLOR A
NOTIC S HEREBY I N tha th ordina e, wh h titles hereinafter appear, wi be considered or nactmen by he Boa d of ount Com issio er of lumbia o ty, lor- a, at publi heari s on ay 8, 017 at 5: 0 p.m., or as s n t reafte a the m tters can be ear in t S hoo Board Ad nis ative omplex ocated at 372 West Duval reet, Lake C ty, Florida. Copi of sa ordinan es may be inspected by any me ber of the ublic t hme ffic of th unt Manage, Coun Administrat ve ffices ocated at 135 r east H nand enue, Lake City, ori a, during regular business hours. On the date, time and place f st above entioned, Il nterested persons ay appear and be heard with respect to the or nances. The itle of aid rdi nces ads as follows:
ORDINANCE NO. 2017-7
AN RDINANCE F COL MBI COUNTY, LOR- DA, A ENDING ORDINA E . 98-1 COLUMBIA COUN TY L ND EVELOPMENT EGULATIO AS AMEN D; RELAT NG TO N AMENDMENT OF LESS AN EN CONTIGUOUS ACRES OF ND TO THE OF CI ZO G TLA Y, FILE COLUMB COUNTY AND DEVELOPM T REGULA- ONS, S ENDED, UR- S T TO AN APPLI ATION 0573, Y HE R ER OWN OF SAI ACREAGE; ROVIDING OR EZONING ROM AGRICU URE-3 (- 3 TO COMMERCIA , NEIG - ORHOOD "CN") F CER- TAIN LANDS HIN THE U - NCORPORATED AREA F OLUMBIA COUNTY, LOR- DA; P VIDING S VERABILI- Y; REPEALING ALL **ORDI**- NANCES I CON LICT; AND P VIDING N CTIV DATE.
RDI NCE NO. 2017-8
AN RDINANCE F COL MBI COUNTY, LOR- DA, A ENDING ORDINA E . 98-1 COLUMBIA COUN TY L ND EVELOPMENT EGULATIO AS AMEN D; RELAT NG TO N AMENDMENT OF M AN TEN ON GUOUS ACRES OF LAND TO THE O ICIAL ZONING ATLAS F THE COLUMBI COUNTY AND DEVELOPME REGU- LATIONS, S MENDED, PURSUANT TO APPLICA TION, Z 0574, BY THE P P- RTY OWNER F SAID ACRE : R ID G F REZONI FROM R AL RESIDENTI (" R") A RESIDENTI , SING FA - LY-2 "RSF-2") O NNED RESIDENTI D VELOP-

LEGALS

NT "PRD F CE AIN NDS WIT N THE UNI CORPORATED AREA F OLUMBIA CO TY, LOR - DA; P OVIDING SEVERABI - Y; REPEALING ALL **ORDI**- NANCES I CON LICT; AND P VIDING N CTIV DATE.
he public he ings ay be cont nued to e or mor future date. Any interested p rty shall e dvised that th d , tim and **pl**ace of any conti ation of the public hearings sh l be announced during th public hearing and that no fur her notice concerning he atter will be publ shed, un ess said ontinuation exceeds ix endar weeks f om he dat of t e ab e r ferenced publ c hea - ings.
I pers s are advise that, if they decide to appeal any decisions made at the publ hearings, they will need a ecord of he proceedings and fo such purp , th may need o ensure hat erbatim record of e proce ings are made which record i udes t e testimony and evidence upon which the appeal is to be ba d.
In ccordance ith the merican with isa ilities ct, persons needing a special accom- odation or an nter reter to pa ti ate n proceeding shoul con act isa . B. oberts, at ea **seven** 7) d pri to e date of th h rin M ber ay be cont ted by telephone at (386) 758-1005 or by el communi- ati D vice for Deaf t (386) 758-2139.

339046
May , 2017

105-LOST AND FOUND

LOST COLLEGE FRIEND
Loo ng for Mike Drew who attended Berry College i Rome GA in 966/67. layed the banjo and had a glas eye. Contact Dan Huff at Huf dan7@aol.com

125-MISCELLANEOUS

HUNTI G LEASES ava available in C lumbia, Alachua, & uwannee c nies. Ph e 386-965-9822

MA ER GARDENER PLANT SALE
May 13th, 8 to 3 at fai ground in LC. Great plants/pric .

245-MISCELLANEOUS

Stop P ying er $7 /mo for tel sion ogramm **ng**l 4 TV's 5 **chan**nels w locals $55/mo Call n 870-551 2220 $35 activation 1st bill

305-GENERAL

Avalon Healthcare is seeking a part-time Dietary Cook/Aide.
* Shift varies
Must be:
-Experience with quan ty cooking
-Able to fo w recip
-Able to pass pre-employment screening
Please ap y in person **at** 1270 SW Main Blvd
Lak City, FL 32025

C ng Han s Animal Hospital is currentl hiring or technian. Ve eri y expe ience is prefe ed. Appli ts should em il resumes hr@c inghandslc.com or drop off in person.

CDL DRIVERS CLASS A
War en Pine Straw Co is ring ocal drivers. Home e ery day/night or ev y ot r day/night. ood pa .
Co **act** 386-935-0476.

Ex rienced roofers eded. MUST HAVE O T ANSPORT ON. Appl a 3 3 Mar A e.

Homes of Merit is now h ring. Offering excellent ben its with great pay. Various open positions. Apply in person at: 1915 SE SR 100, Lake City.
Drug Free Workplace

Industria M intenance echni- ci n, Experien Requi ed in Electrical Controls nd ener- al Millwright/ Mechanica work, perience i H drauli d Pn matics h lpfu Se- sum t M i enance Technici 31 U 9 Eas , Lak Ci F 32 5.

Mechanic ne ed th eavy tr k expe nce prefer Ex- ellent pay package. Southern pec lized T c d T ailer. 386-752- 54

hiring e perienced la main n nce l bo r. W ning attitu e. Apply t ston i gemgmt.com

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
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 The Bo
County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda C
items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: **May 8, 2017May 8, 2017** **Meeting Date:I** **May** **May 18, 2017**

Name: **Brandon M. StubbsBrandon M. Stubbs** **Dep** **Building And Zoning Building And Zoning**

Division Manager's Signature:D Ben Scott

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

Subdivision Variance for Swanson Estates - SV 17 01 - A request by Barbara E. Swanson, agent for Robert D. S and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted and from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for fi a deviation from the three to one lot length to width ratio. District 3 - Bucky Nash.a deviation from the three to c

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

2. Fiscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?

- [X] N/A
- [ ] Yes Account No. _____
- [ ] No Please list the proposed budget amendment to fund this No request

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

FROM: **TO:** **AMO** **AM**

For Use of County Manger Only:For U

- [ ] Consent ItemCc
- [X] Discussion Item

RESOLUTION NO. PZB SV 17 01

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, GRANTING A SUBDIVISION VARIANCE AS AUTHORIZED UNDER SECTION 12.3.2 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A SUBDIVISION VARIANCE FROM THE DIMENSION AND DESIGN STANDARDS OF SECTION 5.23.2 OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO ALLOW FOR A DEVIATION FROM THE THREE TO ONE LOT LENGTH TO WIDTH RATIO ON 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 make recommendation to grant of deny subdivision variances to the Board of County Commissioners as authorized under Section 12.3.2 of the Land Development Regulations;

WHEREAS, a petition for a variance, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, held the required public hearing, with public notice having been provided, on said petition for a subdivision variance, as described below, and reviewed and considered all comments received during said public hearing, including the Concurrency Management Assessment concerning said petition for a variance, as described below;

WHEREAS, the Planning and Zoning Board, has found that they are empowered under Section 12.3.2 of the Land Development Regulations to recommend to the Board of County Commissioners to grant or to deny said petition for a subdivision variance, as described below;

WHEREAS, the Planning and Zoning Board, has determined and found that the granting of said petition for a subdivision variance, 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 has determined and found that compliance with the design standards for lot and/or street layout would cause unusual or extraordinanry difficulties due to exceptional and unique conditions of topography, access, location, shape, size, drainage, or other physical features of the site.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition, SV 17 01, a petition by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for a deviation from the three to one lot length to width ratio. The variance has been filed in accordance with a final plat submitted as part of a petition filed March 20, 2017, to be located on property described, as follows:

PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE

MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W.,STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W, AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45'E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

Containing 7.14 acres, more or less.

Tax Parcels 23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204

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

Section 3. The effective date of this resolution, SV 17 01, shall not be valid until final approval by the Board of County Commissioners. No development orders, development permits or land uses dependent on this resolution may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting,

by the Board of Adjustment this 27th day of April 2017.

Attest:

Brandon M. Stubbs, Secretary to the Board of Adjustment

BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA

Robert F. Jordan, Chairman

Columbia County
Gateway to Florida

FOR PLANNING USE ONLY
Application # SV 17 01
Application Fee $750.00
Receipt No. 47164716
Filing Date 3-20-173-20-17
Completeness Date

Subdivision Variance Application

A. PROJECT INFORMATION

1. Subdivision Name: SWANSON ESTATES
2. Address of Subject Property: LAKE JEFFERY ROAD, LAKE CITY, FL 32055
3. Parcel ID Number(s): 23-3S-16-02272-053, -202-204
4. Future Land Use Map Designation: RESIDENTIAL - LOW DENSITY
5. Zoning Designation: RESIDENTIAL, SINGLE FAMILY-2
6. Acreage: [redacted], 201, 2.56, 2.57
7. Existing Use of Property: RESIDENTIAL (VACANT)
8. Proposed use of Property: RESIDENTIAL
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Section 5.23.2 of the LDRs.Section 5.23.2 of the LDRs.Section 5.23.2 of t
   SEE ATTACHED SURVEYOR STATEMENT

B. APPLICANT INFORMATION

1. Applicant Status ✓ Owner (title holder) ✓ Agent
2. Name of Applicant(s): BARBARA E SWANSON Title: —
   Company name (if applicable): —
   Mailing Address: 2502 NW LAKE JEFFERY ROAD
   City: LAKE CITY State: FL Zip: 32055
   Telephone: (954-292-4677 Fax: (___) Email: barbie@fabricartshop.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.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): ROBERT D, GORDON P & BARBARA E SWANSON
   Mailing Address: 2502 NW LAKE JEFFERY RD
   City: LAKE CITY State: FL Zip: 32055
   Telephone: 954 292 4677 Fax: (___) Email: barbie@fabricartshop.com

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? NO
   If yes, list the names of all parties involved:_____
   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_____
   Rezoning Amendment: ☐Yes _____ ☑No _____
   Rezoning Amendment Application No. Z_____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐Yes _____ ☑No _____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z_____
   Variance: ☐Yes _____ ☑No _____
   Variance Application No. V_____
   Special Exception: ☐Yes _____ ☑No_____
   Special Exception Application No. SE_____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Copy of Preliminary Plat
3. Detailed Analysis of Unusual or Extraordinary Circumstances that warrant the Variance.
4. Legal Description with Tax Parcel Number.
5. Proof of Ownership (i.e. deed).
6. Agent Authorization Form (signed and notarized).
7. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
8. Fee. The application fee for a Subdivision Variance Application is $750. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

Where the board of county commissioners finds that compliance with the design standards for lot and street layout of the provisions of article 5 of these land development regulations would cause unusual or extraordinary difficulties because of exceptional and unique conditions of topography, access, location, shape, size, drainage, or other physical features of the site, it may grant a variance from the subdivision regulations found herein so that substantial justice may be done and the public interest secured; provided that the public interest is protected and the development is in keeping with the general spirit and intent of these land development regulations. No such variance shall be granted if it would have the effect of nullifying the intent and purpose of these land development regulations. Furthermore, no variance shall be granted from the required improvements as specified within article 5 of these land development regulations.

Conditions. In granting variances and/or modifications, the board of county commissioners may require such conditions as will, in the judgment of the board of county commissioners secure substantially the objectives of the standards for requirements so varied or modified.

Procedures. Variances may be granted upon written request of the subdivider setting forth the reasons for each variance. A petition for any such variance shall be submitted in writing by the subdivider to the land development regulation administrator for the consideration of the planning and zoning board, in conjunction with the submission of the preliminary plat.

The planning and zoning board shall handle such matter in a public session as part of a previously prepared agenda. The planning and zoning board shall submit its report and recommendation to the board of county commissioners.

Within a reasonable time after receiving the planning and zoning board report and recommendation, the board of county commissioners shall by majority vote either approve, approve with conditions, or deny the request. Such matters shall be handled in a public session as part of a previously prepared agenda.

Fourteen (14) copies of a site plan must accompany an application for a Variance.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment and Board of County Commission hearing dates. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment and Board of County Commission are completed, the Board or Commission reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

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

APPLICANT ACKNOWELDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

BARBARA E SWANSON

Applicant/Agent Name (Type or Print)

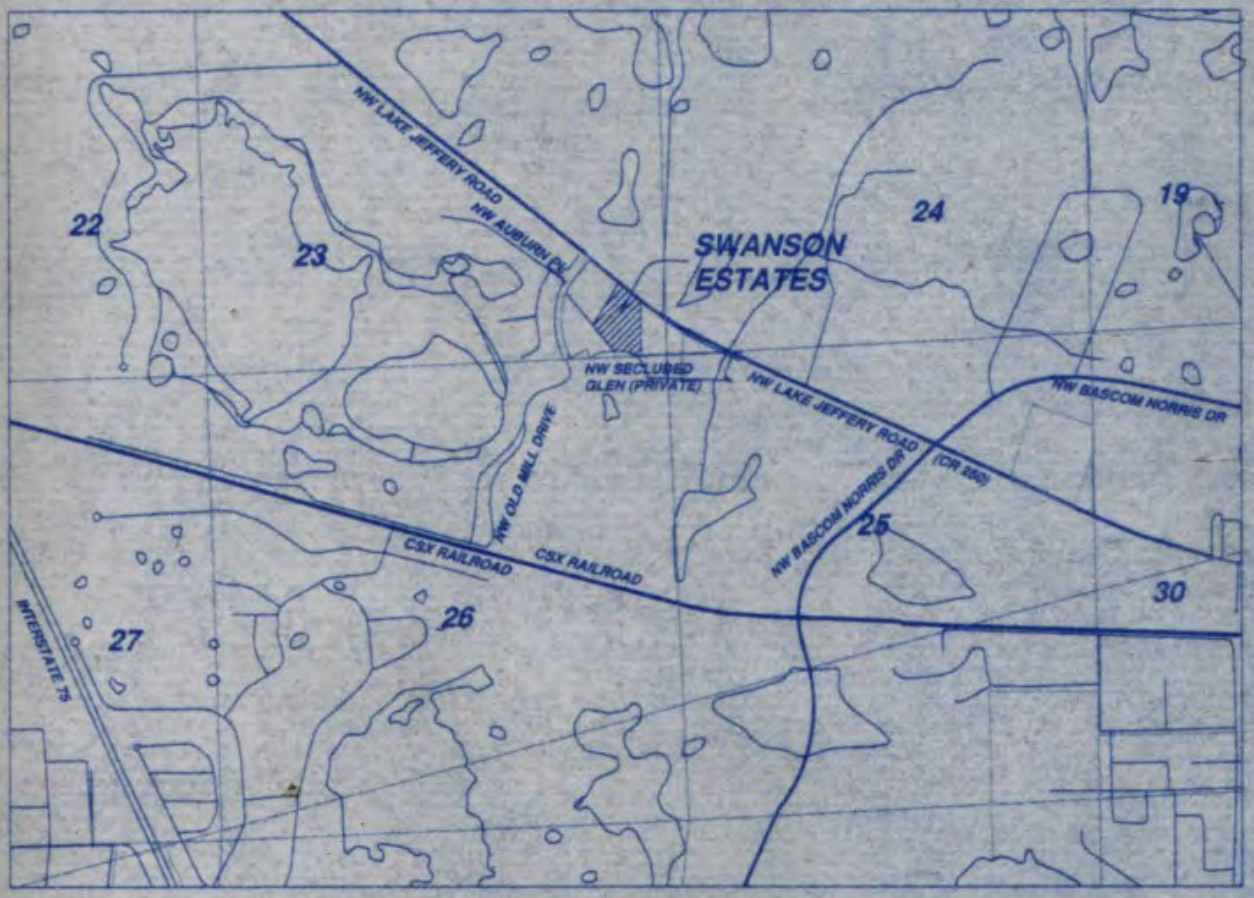
Applicant/Agent Signature

3/17/2017

Date

"SWANSON ESTATES"

A REPLAT OF LOT 2, BLOCK "A"
OF "HICKORY RIDGE" A SUBDIVISION AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 7
PAGES 100-102 OF THE PUBLIC RECORDS OF
COLUMBIA COUNTY, FLORIDA, AND ALSO BEING PART
OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.



LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

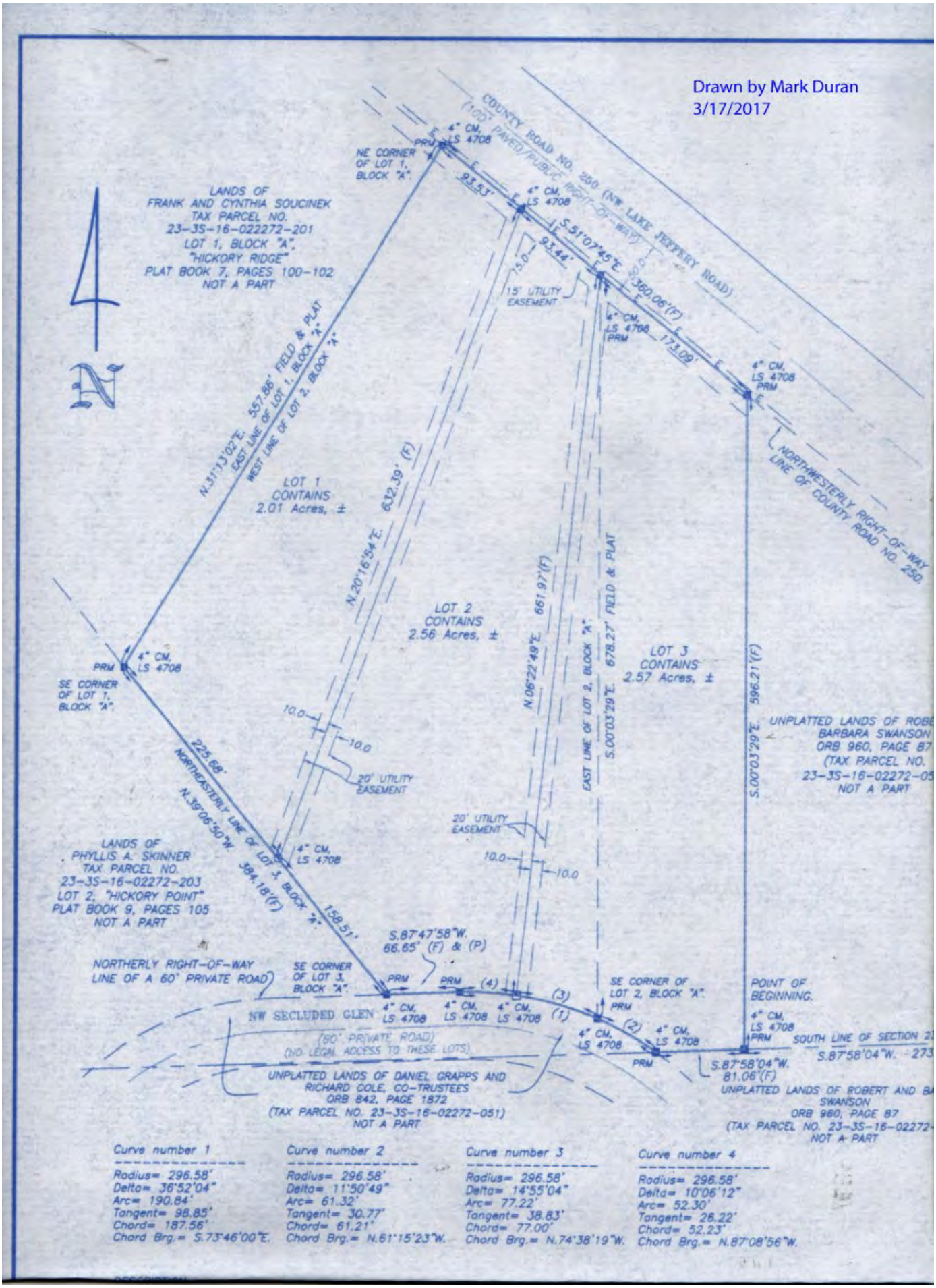
DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT
GORDON P. SWANSON, AS OWNERS, HAVE
SURVEYED, SUBDIVIDED AND PLATTED, TO
ROADS, STREETS AND ALL EASEMENTS FOR
INCIDENT THERETO AS SHOWN AND/OR DE
PERPETUAL USE OF THE PUBLIC.

ATTESTS:

WITNESS AS TO OWNER

WITNESS

RVEYOR'S NOTES:
BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF THE ORIGINAL SURVEY FOR LOT 2, BLOCK "A", HICKORY RIDGE".
BEARINGS BASED ON SAID PREVIOUS SURVEY USING S.00°03'29"E. FOR THE


Drawn by Mark Duran
3/17/2017
COUNTY ROAD NO. 250 (NW LAKE JEFFERY ROAD)
(100' PAVED PUBLIC RIGHT-OF-WAY)
4" CM, LS 4708 PRM
NE CORNER OF LOT 1, BLOCK "A".
LANDS OF FRANK AND CYNTHIA SOUCINEK TAX PARCEL NO. 23-3S-16-022272-201 LOT 1, BLOCK "A", "HICKORY RIDGE" PLAT BOOK 7, PAGES 100-102 NOT A PART
N.31°13'02"E. 557.86' FIELD & PLAT
EAST LINE OF LOT 1, BLOCK "A"
WEST LINE OF LOT 2, BLOCK "A"
93.53'
S.51°07'45"E. 360.06'(F)
93.44'
15.0
15' UTILITY EASEMENT
173.09'
NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250.
LOT 1 CONTAINS 2.01 Acres, ±
N.20°16'54"E. 632.39' (F)
LOT 2 CONTAINS 2.56 Acres, ±
N.06°22'49"E. 661.97'(F)
EAST LINE OF LOT 2, BLOCK "A"
S.00°03'29"E. 678.27' FIELD & PLAT
LOT 3 CONTAINS 2.57 Acres, ±
S.00°03'29"E. 596.21'(F)
UNPLATTED LANDS OF ROBE BARBARA SWANSON ORB 960, PAGE 87 (TAX PARCEL NO. 23-3S-16-02272-05 NOT A PART
SE CORNER OF LOT 1, BLOCK "A".
10.0
10.0
20' UTILITY EASEMENT
225.68'
N.39°06'50"W.
NORTHEASTERLY LINE OF LOT 3, BLOCK "A"
384.18'(F)
159.51'
LANDS OF PHYLLIS A. SKINNER TAX PARCEL NO. 23-3S-16-02272-203 LOT 2, "HICKORY POINT" PLAT BOOK 9, PAGES 105 NOT A PART
S.87°47'58"W. 66.65' (F) & (P)
NORTHERLY RIGHT-OF-WAY LINE OF A 60' PRIVATE ROAD
SE CORNER OF LOT 3, BLOCK "A".
SE CORNER OF LOT 2, BLOCK "A".
POINT OF BEGINNING.
NW SECLUDED GLEN
(60' PRIVATE ROAD)
(NO LEGAL ACCESS TO THESE LOTS)
SOUTH LINE OF SECTION 2
S.87°58'04"W. 273
S.87°58'04"W. 81.06'(F)
UNPLATTED LANDS OF DANIEL GRAPPS AND RICHARD COLE, CO-TRUSTEES ORB 842, PAGE 1872 (TAX PARCEL NO. 23-3S-16-02272-051) NOT A PART
UNPLATTED LANDS OF ROBERT AND BA SWANSON ORB 960, PAGE 87 (TAX PARCEL NO. 23-3S-16-02272- NOT A PART
Curve number 1
Radius= 296.58'
Delta= 36°52'04"
Arc= 190.84'
Tangent= 98.85'
Chord= 187.56'
Chord Brg.= S.73°46'00"E.
Curve number 2
Radius= 296.58'
Delta= 11°50'49"
Arc= 61.32'
Tangent= 30.77'
Chord= 61.21'
Chord Brg.= N.61°15'23"W.
Curve number 3
Radius= 296.58'
Delta= 14°55'04"
Arc= 77.22'
Tangent= 38.83'
Chord= 77.00'
Chord Brg.= N.74°38'19"W.
Curve number 4
Radius= 296.58'
Delta= 10°06'12"
Arc= 52.30'
Tangent= 26.22'
Chord= 52.23'
Chord Brg.= N.87°08'56"W.

Mark D. Duren and Associates, Inc.
Professional Surveyor And Mapper

1604 SW Sisters Welcome Road
Lake City, FL 32025
386-758-9831 Phone
386-758-8010 Fax

March 17, 2017

To Whom It May Concern,

Robert Swanson and his wife, Barbara Swanson, and also Gordon Swanson, owners of lands identified as Tax Parcels 23-3S-16-02272-053, 23-3S-16-02272-202 and 23-3S-16-02272-204. Part of these lands are Lot 2, Block "A" of "Hickory Ridge", a subdivision as per plat thereof recorded in Plat Book 7, pages 100-102 of the public records of Columbia County, Florida, and also a portion of Section 23 recorded in Official Records Book 1069, page 1057 of the Official Records of Columbia County, Florida. Two of these parcels are held jointly by the Swansons and one is held by only one party of the three. It is there desire to separate their joint interest in these parcels and make them compliant with the Columbia County Land development Regulations so that if a party desires to sell there divided interest, they may do so knowing the purchaser would be able to obtain the proper permits, at least based on the parcel being compliant with the LDRs. The LDRs require the division of a "recorded subdivision" lot to be "re-platted" into a new subdivision. The Swansons are proposing to re-plat Lot 2 and Tax parcel 23-3S-16-02272-053 into a three (3) lot subdivision to be named "Swanson Estates" to facilitate the separation of their interest. The minimum area and width of the lots comply with the current zoning and land use, however the length to width ratio exceeds the required 3 to 1 ratio.

This letter and the attached application are a request for a variance to the length to width ratio which is necessary to receive approval to plat the lands as described above to create the three proposed lots to be known as "Swanson Estates".

Thank you for your consideration,

Mark D. Duren

ATS# 14467

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
382 SW Baya Drive
Lake City, Florida 32025

Warranty Deed

Individual to Individual

Inst:2004023129 Date:10/14/2004 Time:15:01
Doc Stamp-Deed : 420.00
DC,P.DeWitt Cason,Columbia County B:1028 P:268

THIS WARRANTY DEED made the 7th day of October, 2004 by

Daniel Crapps, and his wife, Aileen Crapps
hereinafter called the grantor, to

Robert D. Swanson, and his wife, Barbara E. Swanson and Gordon P. Swanson, A Single Man
whose post office address is: 2502 NW Lake Jeffery Road, Lake City, FL 32055
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, FLORIDA, viz: Parcel ID#

Lot 2, Block A, Hickory Ridge, a subdivision according to the plat thereof, recorded in Plat Book 7, Page 100-102, Public Records of Columbia County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness Lisa Hicks

Mary Lyons
Witness Mary Lyons

Daniel Crapps
Daniel Crapps

Aileen Crapps
Aileen Crapps

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 7th day of October, 2004 by Daniel Crapps, and his wife, Aileen Crapps personally known to me or, if not personally known to me, who produced Driver's License No._____ for identification and who did not take an oath.

(SEAL)

Vera Lisa Hicks
Notary Public

Vera Lisa Hicks

THIS INSTRUMENT WAS PREPARED BY:
TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Rec. 10.50
Doc. _____

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

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2042

Property Appraiser's
Parcel Identification No.: R02272-05

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2002, between HOMES OF MERIT, INC., a corporation existing under the laws of the State of Florida, whose post office address is Building 121 Bartow Airbase, Bartow, FL 33830 and having its principal place of business at Bartow Airbase in the State of Florida, party of the first part, and GORDON PHILLIP SWANSON, whose post office address is Route 8, Box 594, Lake City, FL 32055, of the County of Columbia, State of Florida, parties of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Columbia and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2043

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belong or in anywise appertaining:

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

And the said party of the first part doth covenant with said party of the second part that it is lawfully seized of said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by its Vice President, the day and year above written.

Signed, sealed and delivered
in our presence:

HOMES OF MERIT, INC.

Witness: Terry McDavid

By: _____
GARY TOWNS, Vice President

Witness: Crystal L. Brunner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of November, 2002, by GARY TOWNS, as Vice President of HOMES OF MERIT, INC., a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Notary Public
My Commission Expires:_____

(EXHIBIT"A")

PARCEL B-2
PART OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SAID SOUTHEAST CORNER OF SAID SECTION 23; THENCE S 87 DEG. 58'04"W, ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 273.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87 DEG. 58' 04" W., 81.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 296.58 FEET AND HAVING A CENTRAL ANGLE OF 11 DEG. 50'49" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF 61 DEG. 15'23"W AND A CHORD LEGENTH OF 61.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.32 FEET; THENCE N 00 DEG. 03'29" W, 678.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 250; THENCE S 51 DEG. 07'45"E ALONG SAID RIGHT OF WAY LINE, 173.09 FEET, THENCE S 00 DEG. 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2044

This instrument Prepared by & return to:
Name: ROBERT D. SWANSON
Address:
3509 NW Lake Jeffery Rd
Lake City, FL 32055

Parcel I.D. #: 02272-053

Inst:2005032005 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1057

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23rd day of December, A.D.2005, by GORDON P. SWANSON, Single hereinafter called the grantor, to ROBERT D. SWANSON and BARBARA E. SWANSON, HIS WIFE, as to a ½ undivided interest and GORDON P. SWANSON, Single, as to a ½ undivided interest, whose post office address is 412 Parkside Lake, FL 33009, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of FLORIDA, viz:

PARCEL B-2
PART OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SAID SOUTHEAST CORNER OF SAID SECTION 23; THENCE S. 87°58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 273.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°58'04"W., 81.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 296.58 FEET AND HAVING A CENTRAL ANGLE OF 11°50'49" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF 61°15'23"W AND A CHORD LENGTH OF 61.21 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.32 FEET; THENCE N.00°03'29"W, 678.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 250; THENCE S.51°07'45"E., ALONG SAID RIGHT OF WAY LINE, 173.09 FEET, THENCE S.00°03'29"E., 596.21 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA

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

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Lisa F. Davis

Gordon P Swanson L.S.
GORDON P. SWANSON 412 Parkside Dr.

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of, 2005,by GORDON P. SWANSON, who is known to me or who has produced as identification.

Notary Public Lisa E. Davis
My commission expires _____

Inst:2005032005 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1058

This Instrument Prepared by & return to:
Name: ROBERT D. SWANSON
Address: 2502 NW Lake Jeffrey Rd
Lake City, FL 32055

Parcel I.D. #: 02272-202

Inst:2005032004 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1055

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23 day of DECEMBER, A.D.2005, by GORDON P. SWANSON, SINGLE, and ROBERT D. SWANSON and BARBARA E. SWANSON, HIS WIFE, hereinafter called the grantors, to GORDON P. SWANSON, SINGLE, whose post office address is 412 MARINE DRIVE PEMBROKE PARK FL. 33[illegible], hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of FLORIDA, viz:

DESCRIPTION: LOT 2A
PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NW CORNER OF LOT 2 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.51°07'45"E., ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (NW LAKE JEFFREY ROAD), A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 93.53 FEET TO A CONCRETE MONUMENT; THENCE S.20°16'54"W., 632.39 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE N.39°14'06"W., ALONG SAID SOUTHWESTERLY LINE, 225.68 FEET TO THE SE CORNER OF LOT 1 OF SAID BLOCK "A"; THENCE N.31°13'02"E., 557.86 FEET TO THE POINT OF BEGINNING. CONTAINS 2.01 ACRES, MORE OR LESS

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

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2005.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

BRANDI DUNNING
Printed Name

Witness Signature

Lisa F. Davis

Gordon P Swanson L.S.
GORDON P. SWANSON
Address: 412 MARINE Dr
Pembroke Park, FL 33009

Robert D Swanson L.S.
ROBERT D. SWANSON
Address: 2502 NW LAKE JEFFERY Rd.
LAKE CITY FL, 32055

Witness Signature

Brandi Dunning
Printed Name

Witness Signature

Brandy Sandage
Printed Name

Barbara E. Swanson L.S.
BARBARA E. SWANSON
Address:
2502 NW LAKE JEFFERD
LAKE CITY, FL 32055-4772

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day Dec. of, 2005, by GORDON P. SWANSON, ROBERT D. SWANSON and BARBARA E. SWANSON, who are known to me or who have produced FL. DL. as identification.

Notary Public
My commission expires Lisa E. Davis

Inst:2005032004 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1056

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for GORDON P. SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: GORDON P SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-850-3050 Date: 3/9/2017

→ Applicant/Owner's Signature: Gordon P Swanson

Print Name: GORDON P SWANSON

STATE OF FLORIDA
COUNTY OF Broward

The Foregoing insturment was acknoeledged before me this 9th day of March, 2017 by Mackeda Paulos.
whom is personally known by me ___ OR produced identification ___.
Type of Identification Produced ___

MACKEDA PAULOS
MY COMMISSION # FF935053
EXPIRES November 09, 2019
FloridaNotaryService.com

(Notary Signature) (SEAL)

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for BARBARA E SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: BARBARA E SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-292-4677 Date: 3/15/2017

Applicant/Owner's Signature: BE Swanson

Print Name: BARBARA E SWANSON

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 15 day of March, 2017. by Barbara Swanson whom is personally known by me ____ OR produced identification ✓
Type of Identification Produced S525 D654866200 FLDL.

Yolanda Wormely
(Notary Signature) (SEAL)

YOLANDA S. WORMELY
Commission # FF 955504
Expires January 28, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for ROBERT D. SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: ROBERT D SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-292-4677 Date: 3/15/2017

Applicant/Owner's Signature: Robert D. Swanson

Print Name: ROBERT D. SWANSON

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 15 day of March, 20 17 by Robert Swanson whom is personally known by me ___ OR produced identification ✓
Type of Identification Produced FLDL S526764480620

Yolanda Wormely
(Notary Signature) (SEAL)

YOLANDA S. WORMELY
Commission # FF 955504
Expires January 28, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Ronnie Brannon, Tax Collector

Proudly Serving The People of Columbia County

Site Provided by... govemmax.com I.12

Tax Record

print

Account Number 1 of 1

Last Update: 3/17/2017 10:18:20 AM EDT

Register for eBill

Details
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions
Tax Search
Local Business Tax
Contact Us
County Login
Home

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
R02272-053	REAL ESTATE	2016

Mailing Address
SWANSON ROBERT D & BARBARA E &
GORDON P SWANSON
412 MARINE DR
PEMBROKE FL 33009

Property Address

GEO Number
233S16-02272-053

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
23-3S-16 0000/0000 2.00 Acres COMM SE COR, RUN W 273.28 FT FOR POB, CONT W 81.06 FT TO E R/W OF A 60 FT PRIV EASEMENT, NW ALONG CURVE 61.32 FT, N 678.27 FT TO S R/W OF CR-250, SE ALONG R/W 173.09 FT, S 596.21 FT TO POB. (AKA PARCEL B-2) See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	11,245	0	$11,245	$90.13
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,245	0	$11,245	$8.41
LOCAL	4.5040	11,245	0	$11,245	$50.65
CAPITAL OUTLAY	1.5000	11,245	0	$11,245	$16.87
SUWANNEE RIVER WATER MGT DIST	0.4093	11,245	0	$11,245	$4.60
LAKE SHORE HOSPITAL AUTHORITY	0.9620	11,245	0	$11,245	$10.82
Total Millage	16.1383	**Total Taxes**			$181.48

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$53.74
	Total Assessments	$53.74
	Taxes & Assessments	$235.22

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2016	PAYMENT	1200499.0001	2016	$225.81

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

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Ronnie Brannon, Tax Collector
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Payment Receipt

Details
- Tax Record
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill NEW!
- Change of Address

Searches
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Site Functions
- Tax Search
- Local Business Tax
- Contact Us
- County Login
- Home

Your payment has been processed successfully.

IMPORTANT! For future reference, please print this page to document the payment information on this screen.

Columbia County Tax Collector

Receipt Number:	901200022820171105079 6
Time Stamp:	2/28/2017 11:05:07 AM EST
Payment Type:	Electronic Check

Tax Record

Description	Amount
2016 Taxes for R02272-202	$334.36
Sub Total	$334.36
Convenience Fee	$0.00
Total Payment	$334.36

Printable View

Powered by MANATRON

Ronnie Brannon, Tax Collector

Proudly Serving The People of Columbia County

Site Provided by... govenmax.com I.11

Tax Record

print

Account Number 1 of 1

Last Update: 3/17/2017 4:17:52 PM EDT

Details
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions
Tax Search
Local Business Tax
Contact Us
County Login
Home

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
R02272-204	REAL ESTATE	2016

Mailing Address
SWANSON GORDON P
412 MARINE DR
PEMBROKE FL 33009

Property Address

GEO Number
233S16-02272-204

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)
23-3S-16 0000/0000 2.01 Acres AKA PART OF LOT 2 BLOCK A HICKORY RIDGE S/D. COMM NW COR OF LOT 2 BLK A, RUN S 51 DEG E ALONG SW R/W OF CR 250 93.53 FT, S 20 DEG W 632.39 FT, N 39 DEG W 225.68 FT TO SE COR OF LOT 1, N 31 DEG E 557.86 FT TO POB. ORB 978-12, WD 1028-268 WD 1069-1055.

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	11,301	0	$11,301	$90.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,301	0	$11,301	$8.45
LOCAL	4.5040	11,301	0	$11,301	$50.90
CAPITAL OUTLAY	1.5000	11,301	0	$11,301	$16.95
SUWANNEE RIVER WATER MGT DIST	0.4093	11,301	0	$11,301	$4.63
LAKE SHORE HOSPITAL AUTHORITY	0.9620	11,301	0	$11,301	$10.87
Total Millage	16.1383	**Total Taxes**			$182.38

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$53.74
	Total Assessments	$53.74
	Taxes & Assessments	$236.12

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2016	PAYMENT	1200499.0002	2016	$226.68

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

Powered by MANATRON

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: SV 17-01
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. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 133105
EXPIRES August 20, 2018
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING CONCERNING A SUBDIVISION VARIANCE AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning the subdivision variance, as described below, will be heard by the Plahning and Zoning Board of Columbia County, Florida, at a public hearing on April 27, 2017, at 6:00 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.

SV 17 01, a petition by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for a deviation from the three to one lot length to width ratio. The variance has been filed in accordance with a final plat submitted as part of a petition filed March 20, 2017, to be located on property described, as follows:

PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W.,STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W, AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'56"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45'E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

Containing 7.14 acres, more or less.

Tax Parcels 23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204

The public hearing 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 hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

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

Copies of the variance 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.

333713
April 14, 2017

LAKE CITY REPORTERLAKE CITY REPORTERLAKE CI

MOST ADS LESS THANM $5.00 PER DAY

CLASSIFIEDCLASSIFIED

lake ADvantage of the Reporter Classifieds!

755-5440

ADVANTAGE

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 allow**ed for the first inser**tion for that portion of the advertisement which was incorrect. Further, the P**ublisher shall not be liable for an**y omission of advertisements ordered to be published, nor for any general, special or co**nsequen**tial damages. Advertising language must comply with Federal, State or local laws rega**rding the pr**ohibition 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 >

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 categories will require prepaymen . Our office is located at 180 East Duval Street. ou 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

Ad to Appear:	Call by:	Email by:
Tuesday	Mon., 10 a.m.	Mon., 9 a.m.
Wednesday	Tues., 10 a.m.	ues., 9 a.m.
hursday	Wed., 10 a.m.	W ., 9 a.m.
riday	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.

, and Billing QuestionsCancellations, Changes, and Billing Questions

Ad Errors: Please read your ad on the first day of publication. We accept responsibilit or 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:Billing Inquiries:** Call 755-5440. Should 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 SignsIncludes 2 SignsIncludes 2 Signs* Each additional line $1.65Each additional line $1.65Each additional line $1.65

LEG LS

THE RCUIT COURT OF TH THIRD J DICIA CI C IT IN A D FOR CO MBIA COUNTY, FLORIDA
GENERAL URISDICTION DIVISION
CASE NO. 15000158 A XMX
LMINGTON TRUST NA SUCCESSOR TR STEE TO ITIBANK N.A. AS TRU EE F/B/ HOLDERS OF STRUCTURE ASSE MORTGAGE NVEST NTS I NC. BEAR STEARNS AL TR T 2006-7 MO GAGE A S-HROUGH C RTIFIC ES SE IES 200 7,
Plaintiff,
vs.
VALERIE M. BOGAN, et a .
Defendant(s).
NOTICE OF RECLOSURE SALE
TI I HEREBY G VE pursu t to a Fina Judgment of Foreclosure dated Octobe 11, 16, and entered 150001 8 AAXMX of the Ci i-ut Court of the THIRD Ju c al ircuit in a d for C lumbia un , F orida, wherein WILMINGTON TRUST NA SUCCESSOR TRUSTEE TO CITIBANK A. AS USTEE F/B/O HOLDERS OS S RU URED SSET MORTGAGE I VESTMENTS INC B AR EARNS LT- TR T 2006-7 MO GAGE A S-HROUGH C RTIFIC ES SE IES 2006 7 is the Pla ntiff and VALERIE M. BOGAN; UNNOWN S OUSE V -ERIE M BOGAN e e D -fendant(s). P. Dewitt Cason as e C erk o the u t Court wi se to the ghest and best bidder for cash at 173 N H r-ndo A e., ke C t FL 32056, t 11:00 AM, on J e 7, 17, t e following described pr erty as s orth in aid Final Judgment, to wit:
LO 96, ERALD C VE PHAS I ACCORDI TO THE PLAT T EREOF, EC RDED N PL BOOK 8, GES AND 36 O T E LI RE RD OF COL MBIA COUNTY, F ORI DA.
Pr erty A ress: 146 SW TIMBERLAND CT, AKE CITY FL 32024
Any person clai ing an i erest int eh surplus from the s le, if ny, other t an the p oper y owne a th date of the lis pendens must file a clai w thin 60 days after the sale.
ERICANS W TH D SABILI-A T If ou are a er n w h a disability w o ne s any accommodation in order t participate in this proceeding, you are entitled, at no cost o you, e provision of cer n s-sista ce. I ase c act a ri-C oper, C urt dm ist a-on at 17 NE Hernando Av ue, Ro 408, Lake C ty Flo da 3 55, 38 758-2163 at least 7 days before your scheduled court appearance, or i -me ely upon re i i t is n tific tion if the ti e b fore t s hedu ed appearanc i ss than days i you are e ing o v ice impaired, c ll 711.
ed t is 30th ay of Ma h, 2017.
. Dewit a on
Cler of the Court
B /s/ S. Weeks
As Dep y Clerk

330963
April 7, 14, 2017

THE UNTY COURT AND F R COLU IA N-TY, FLORIDA
CASE O 16 123CC
LYLE DONALD
Plaintiff,
vs.
JOHN H. RANDALL
De ndan
NOTICE OF ACTI N
TO: JO H. RANDAL
YOU ARE N TIFIED t at an acti for e abli hment of ner ip of personal pr erty scribed : 1998 D dge/Ply mi v VI # 2P4F 21K1J 6640 h en filed against you an you are required to serve a py of your written defenses, i any, to aintiff, Ly G Do l , whose addr s s 297 W Fl i go G n, Lake C y FL 055, on be ore April 24, 2017 and fi the origi al with the Clerk of this Court i m di-ely thereafter; he wise a Default w l be enter against you for the relief deman d in the Complaint.
DATED on March 22, 2017.
P. DEWITT CASON
As Cler of the Court
B /s/ F. Quiles
Deput Clerk

328985
April 7, 14, 21, 28, 201

COLUMBIA COUNTY BOARD OF COMMIS ONERS
NVITA O TO BID
ULV APPROVED ADULTICIDE
BID NO. 2017-N
Please b advised t at Colum ia C u ty de r s t - pt bids o t e abo re er-ce ite . Bi will be accepted until 11:00 a.m. on May 17 i the offi t e oard of C ty omm sion-ers ocated t 135 NE He nan-do Ave. Room 203, Lake C y, Florida 32055.
Specific i ns a d bid f rms may be do l aded at the Co w b s , http ://web por al.co biacountyfla o /li st-purchasing-projects.aspx.
lumbia C unty reserv the r ht to reject any and/o a bids and a cept t bi in th County be t in re t.

334454
April 14, 21, 2017

IN THE CIRCUIT COURT FOR LUMBIA COUNTY, F ORI-DA
PROBATE DIVI ON
Fi e no 17000065CPAXMX
Division
IN RE: ESTATE OF
FRANK G I E a/k/a
FRANK CURRY GRICE
Dece d.
NOTICE TO CREDITORS
The d inistration of th e tate of FRANK GRICE a/k/a FRANK RRY G ICE, ceased, whos date death as D ce er 1, 201 is pendi in e C rcuit C urt for COL B A C ty, Flori a, Probat D visi n, t e address f which is PO B x 2069, a e City, Fl. 32056. The nam and addresses of the personal r p-esentative and t e p s nal repr ent ive a torn are set forth below.
Al creditors t e dec ent and her pe ons ng claims or dem nds aga nst de de 's es t on hom a c of th n tice is r uired to be served must file thei c aims with this court ON OR BE RE E LATER 3 M NTHS AFTER T T E OF FIR PU ICAT N T IS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A PY OF THIS NOTICE N THEM.
All other cr it s of t decedent and other persons h ing aims or demands aga nst de de t's esta st file their claims with this court W HIN 3 NTHS AFTER THE TE OF THE FIRST PUBL ATION OF THIS NOTICE.
ALL CL M N T F LED ITHI THE TIME P RIODS SET FORT IN FLORIDA TAT ES SECTIO 733.702 WILL BE FOREVER BARRED.
TWITHSTANDING T E TI PERIODS SET FORTH ABOVE, ANY CLAI FILED TWO ( ) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first public i n of this notice is April 6, 2 1 .
Personal Representative:
/s/ LESSIE MAE McCLAIN
169 NE Bristol Place
Lake City, Florida 32055
torney for Personal epre-sentat e:
/s/ RODOLFO SUAREZ, .,
ESQ.
Fl ida Bar umber 0132
2950 SW 27 Avenue, Ste. 1 0
Miami, FL 33133
Telephone: (305) 448-4244
Fax: (305) 448-4211
E-M l:
Rudy@suarezlawy s com
Secondary E-Mail:
eca@suarezlawyers.com

330829
April 7, 14, 2017

NOTI P BLIC HEAR INGS CONCERNING AMEND MEN TO THE COLU B A UNTY L ND D VELOP-NT REG ATION
BY THE PLANNING AND ZON-G BOARD OF C LUMBIA COUN Y, FL RI A, SERV-ING AL TH L CAL PLANNING AG CY F CO MBIA CO TY, F ORI DA, NOT CE IS HE B GIV- that, ursuant t Se i ns 3.3161 thro 3. 248, Flor da Stat es, as amended, and the C umbi County nd evelopment R gulations as amende hereinaft eferred as the Devel pm t egu ions objections, ecom-ndations and comments concernin th amendme s, as descri ed b low, w ll e heard by the P anning and Zoning Board of Columbia County, Florida, serving also as he Lo-l Planning Agency f C lumbia unty, lor a at lic he i gs Ap il 27 2017 a 6: p m as on ereafte a th m tters c n b he d, i t e Sc ol B a d Administrative Complex l ated at 372 West Duval Street Lake City, Florida.
R 7- 2, an applic i n y the Boa d of C unty Co i -sioners, t am nd t e text of the Land Devel pment egu a-tions, as amended, by am d-g S ction 12.2, e titled "Per ted pr ncipal us s nd s uctures"; by a endi Section 4.1 . , e titled P rm tted pr c pal uses and s c ures"; by am ndi Section 14 2, entitle " er tted pr c pal es and s uctures"; y am ndi S ction 15 2, entitled "P mitted princi al uses and st ctures"; b amend ng Section 4. .2, entitled P rmit-ed principal uses an st uctures by a ending Se t on 4 17. tit d Perm t d pr cipal uses d struc ures; by endi Section 14 13, enti-ed "Sit and de lopme plan approval"; by amending S t on .13.2, entitled "Procedure"; amendi ction 14.13.4, enti d "Issuance of a building ermit"; by deleting ection .1 5, entit ed "Sanit y Sew- "; by deleting Sect on 14 13. , entit d ot ble Water"; d letin Se ion 13. , entitl " rainage"; by leting ction 14.1 8 entitled "S id Waste"; by de eting ction 1 .13.9, titled "Rec eation", creating a new Section 14.13.5, entitle " oncurrency"; and, y crea ing a ne Sė on 14.1̇3.6, enti˝ed "Mi site and devel pment an a r v ".
The pu i hearings m be conti ued to on or more uture date. Any interested party shall vised that the ate me and place of any c t nu i n of the public hearings shal be announced during the publi hearings and that no further notice ncerning t e m tters w ll be bli hed, unl s sai c tinu-ion exceeds s x cal ndar eks fr date of th abov re erence publi hear ings.
At t e a oremen ioned pu c ings, a l nterest parties ma appear heard ith r pec o the amendment
Copies of the amendments re ailable f r public i spection t the ffice o th u t Planner C unt Admini t ative ffices cated a 1 N rth east H nando Avenue, Lake ity, Fl ida, du ing egular business hours.
All per ns are advised t at if they decide to appeal an decision made at the above r e -enced public hearing, th ll need a record of the proceed-gs, and t at, for suc p r-pose, they may nee to e ure hat verbatim eco d of t proceed ngs is ma , hich recor ncludes t e t stimony nd evi nce upon h he appe is to be ba d.
a cordance w th th A ri-cans w th D abilities A t, per-sons needing a special ac om-dation or an interp eter to par ci e i t e proceeding should ont t L sa K B. R berts, at l st seven 7) ay prior t t da of t e ea ng. Ms R rts m y be ntac ed by tel phone a (386) 8-1005 by Telecommuni-c on evi e for Deaf a (386) 758-2139.

333752
April 14, 2017

TICE P BLIC HEAR ING CE ING A SUBD SION VARI C AS PRO-VIDED FOR IN HE COLU I COUNTY L ND EVELOPMEN REGULA TI S
BY THE PLANNING AND ZON-ING OF COLUMBIA COUNTY, ORIDA, NOTICE I HE - BY GI N that pu u nt t t e lumbia C unty Land evel-o ent R gulat s as amende hereinafte eferred as the Devel pm t egul ions a amende ob-jecti s, ecommendations and comments concerning the subdivision variance, as des r bed low, ll b ar b t Plannin a d Zoni Board of lum ia Coun , Flo ida a a ublic hearing on pr l 7, 2017, 6 p.m. or as soon ereafter a the m tters c n b he d, i t e Sc ol B a d Administrative Complex l ated at 372 West Duval Street Lake City, Florida.
SV 17 01 a petition by B r ara Swanson, agent f r Robert D. d Bar ra E Swanson & rdon P illip anso o n-ers, t r quest a subdivi on variance be g anted om the dim nsion a design standards of Section 23.2 of the Land Development Regulat ons to allow for a deviation from the three to one lot length to width tio. The variance ha ee filed in acc rdan with final plat submitted as part of a petition filed March 20, 2017 to be ocated o p operty described, as ollows:
ART SECTION 23, TOWNS 3 SOUTH, R NGE E ST, COLUMBIA C UN- , FLO IDA, AND I CL - G LOT 2 OF BL K "A" OF ICKORY RIDGE, A SUB - VISION PER PL THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA UNTY, FLORIDA, RE PARTICUL LY DES BED AS FOLLOWS:
MMENCE AT CON- E MONUMENT MARK- G TH S C R R OF SE ION 23 T WNS 3 SOUTH RA E T COLUMB A CO TY, F ORI DA, AN T ENCE S 87 D - EES 8 04"W ALONG THE UTH L NE O ID SEC- ON 23, 273.28 F ET TO A C N-CRET M NU NT L 7 8, D E POINT O BE N- NG OF HEREIN DESCRIBE LA S; N E CONTINUE S.87 GREES 58'04"W., TILL LONG S D SOUTH LINE, 1 06 FEET TO C NCRETE M NUMENT , L 4708, BEING ON H N THEAS RLY RIGHT O W Y LINE OF A 60 FOOT DE PRIVATE R AD KNOW AS NW SECLUDED GLEN, AI RIGHT-OF-WAY BEIN DEFI D BY A CURVE NCAVE T E SW D HAVI A R DIU OF 6 5 ET A D A C NTRAL A - GL OF 3 DEGREE 52 4" AND BE G S BT DED A C ORD HAVING A BEAR ING O N.73 E E S CHO LENGTH O 18 56 F ET THENCE NORTHWEST LY ALONG TH C O S CURV AN AR DISTANCE OF 190. FE T CO CRET MONU NT S 708, RKING E P INT OF TANGENCY OF S D CUR ; ENCE 87 DEGREES 47'58" STILL ALONG SAI GHT-OF-WAY L NE, 6 .65 FEET TO A C NCRETE MONENT, 4708, M RKI G THE CORNER OF L T 3 OF BLOCK "A" OF "HICKORY DGE", A SUBDIVISION S PER PL EREOF EC RDED N PL BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA UNTY, F ORIDA; ENCE 39 D REES 06 " ., ON T E MONUMENTED ST LI OF AID LOT 3, A STANCE O 3 4.18 ET TO A CO RETE NU- EN , L 4 08, RKING THE SE CORNE OF L 1 OF OCK " OF S D "H KORY RIDG ; THENC N.31 DE R ES '02"E. ALON E L NE F SA LOT 1, A DISTANC OF 7.86 ET TO A N- CRE M NU NT S 0 , T E MONUMENTED SOUT WESTERL R GHT- O W Y L NE O N L E JEFFERY R AD AN M K- G THE N CORNER SA LO 1; E S.51 EGREE 07 45'E., ALONG SAID RIGHT-OF-WA LINE 360. ET TO A C N-CRET M NU NT L 7 8; ENCE S 00 DEGREES '29"E. 596. FEET TO THE POINT OF BEGINNING.
Containing 7.14 acres, m e or less.
x Parcels 23- -16-0 72-053, 2 3s-16-02272-202, & 23-3s-16-02272-204
e blic hearing may be continued to o e o futu tes. y i ereste party all be advised that the date, time and place of any co i uation of the public heari shall be announced during the public hearing and that no furt r no-ce concerning t e m t r i l be pu ished, unles sai continuation exceeds six alendar eks fr e date of t abov re erence publi hear ing.
At t e a remen oned pu c ing, a l nterest parties ma appear heard i h r pec o the var ance.
pies o t e variance a e ai ble f r pub c i spection t the ffice o th unt Planner C unt Admini t ative ffices l cated a 1 N rth east H nando Avenue, Lake ity, Fl ida, du ing egular business hours.
All per ns are advised t at if they decide to appeal an decision made at the above r e -enced public hearing, th ll need a record of the proceed-gs, and t at, for suc p r-pose, they may nee to e ure hat verbatim eco d of t proceed ngs is ma , hich recor ncludes t e t stimony d e idence upon hi h he appe i to be ba d.
a cordance w th th A ri-cans w th D a ilities A t, per-sons needing a special ac om-dation or an interp eter to par ci ate i t e proceeding should ont t L sa K B. R berts, at l st seven 7) ay prior t t da of the ea ng. Ms R rts m y be ntac ed by tel phone a (386) 8-1005 by Telecommuni-c on evi e for Deaf a (386) 758-2139.

333713
April 14, 2017

TICE PUBLIC HEA ING CE ING A V RIANCE AS PROVID R IN E COLUMBIA C UNTY L ND DEVELOPMENT REGULATIONS
BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUN- , F ORIDA, N TICE I HE BY GIVEN hat, pu su t he Columbia un y nd evelopmen R gul ions as ended, hereinaft eferred as the Devel pm t egul ions a amende ob-jecti s, ecommendations and comments concerning the vari-ce, a described be w w l e heard b t e Bo d of d-stment o C lumbia C u ty, Flori a, at a public hea ng on April 27, 2017, at 6:00 p m., or as soon thereafter as the mat-ers can b ard, i th Sc ol oard Adm nist t ve mplex located 3 W st uval S et Lake C y ori-da.
V 0 08, a petit on b Brando alvey, owne t quest varian be g anted om the equired bu ing etb k. hereas, S ct 4.18. of the Land Development egu a-tions ("LDRs") require P anned sidential D velopments ("PRD") to e tablish b ilding set cks. Whereas, the property owner has requested a variance in the south front b i ding tback for L t 4 o e r - ser at La el L e, Un 1 a anned R sidential elop-ent ("PRD"), o allow f a deviation from 25 feet to feet. The variance has been fi d in accordance with a site pl n dated March 17, 2017 and sub i- d as part a pe iti i ed ar 17, 2017, be located property described, a fol-lo :
Lot 45 of " reserve at L rel L e, Unit 1 a s bdivis n ac-rding to the at thereof ec ded Plat Book 9, Page of e public r ord f Co mbia C nty, Fl ida
Containing 0.25 acres, m e or less
x Parcel Number 3 4s 16-02731- 5

PUBLIC NOTICE: Posted 4-12-17

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

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning the subdivision variance, as described below, will be heard by the **Planning & Zoning Board** of Columbia County, Florida, at a public hearing on **April 27, 2017, at 6:00 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.

SV 17 01, a petition by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for a deviation from the three to one lot length to width ratio. The variance has been filed in accordance with a final plat submitted as part of a petition filed March 20, 2017, to be located on property described, as follows:

PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W.,STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W, AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45'E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

Containing 7.14 acres, more or less.

Tax Parcels 23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204

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

Copies of the variance 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

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: SV 17 01
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):

05/05/2017

Affiant

Sworn to and subscribed before me this 5th day of May, 2017

Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018

KATHLEEN A. RIOTTO
MY COMMISSION # FF 133106
EXPIRES August 20, 2018
General Notary Services

NOTICE OF PUBLIC HEARING CONCERNING A SUBDIVISION VARIANCE AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning the subdivision variance, as described below, will be heard by the Board of County Commissioners of Columbia County, Florida, at a public hearing on May 18, 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.

SV 17 01, a petition by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for a deviation from the three to one lot length to width ratio. The variance has been filed in accordance with a final plat submitted as part of a petition filed March 20, 2017, to be located on property described, as follows:

PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W., STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W, AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45"E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

Containing 7.14 acres, more or less.

Tax Parcels 23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204

The public hearing 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 hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

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

Copies of the subdivision variance 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.

339051
May 5, 2017

LAKE CITY REPORTERLAKE CITY REPORTERLAKE CI

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755-5440

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Wednesda	ues	y
hursday	Wed., 10 a.m.	W ., 9 a.m.
riday	Thurs., 10 a.m.	Thurs., 9 a.m.
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, and Billing QuestionsCancellations, Changes, and Billing Questions

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LEGALS

IN HE C CUIT COURT FOR CO MBIA CO TY, FL I-DA
PR BATE DIVISI
FILE NUM R: 16-CP-192
IN E: ST TE OF
DO THY J HARRI GTO ,
De se .
NO CE TO CREDI ORS
Th a inistration of the e tate of De dent, DOROTHY J HARR GTON, who e d e f de h w June 15, 20 , is pend ng i he C rcuit ou for Co mbia County, Florida, Probat Di sion, th ad s of wh h is 17 NE Her an Av en , Lake City, Florida 3 55. The name and address of the Per onal Re ese at e and the P onal R esenta ve' at orney are set forth bel .
Al c itors of De nt an ot r pe son h ng c aim or de ands aga nst De dent's es at o hom co of t s not ce is required to be se ved mu file th r cl ms ith this ou W TH TH LATE OF 3 M NTHS AFTER THE TIME O E FIRST PUBLICATION OF T NO CE OR 30 DAY AFTE TH ATE OF SER E O A PY OF IS OTIC O T M.
ll other creditors of De dent an ot er pe ons ha ng cl ms or de nds aga nst Dece nt estat must ile th r cla ms with this court I IN 3 M NTHS FTER HE DATE OF TH FI T PUB IC IO O TH NO TI .
AL C AIMS T F LED THIN THE TIME P RIODS SE FO TH IN SE TI N 3.70 OF E LOR DA PR BATE OD WI BE FO VER BARRED.
NOTW HSTANDING THE TI PE ODS SE FORTH BOVE, AN CLAIM FI ED WO (2 YEARS OR MORE FTE THE DECEDEN S DA OF DEATH I BA RED.
e te of first publicat n of th notice is April 28, 2 7.
Per onal Representative:
/s/ SHIRLEY NELSON
14 8 Southwest 92nd Way
Lake Butler, Florida 32054
At rneys f Per onal epr - se tiv
DA Y P ELE & G EEN, PLLC
By /s/ RACHEL E. CH K
Fl ida Bar No. 0124959
B IE S. GREEN
Fl ida Ba No. 0107085
5 o heast Hernando v-enue
Lake City, Flor a 32056
Te phone: (386) 752-4120
Fac imile: (386) 755-4569
Pr ary email:
bo iegreen darbypeele.com
Se ndary em l: d resbrannen@darbypeele.com

33 13
Ap l 28, 2017
Ma 5, 2017

IN HE CIRCUI CO T FOR CO MBIA CO TY, FL I-DA
PR BATE DIVISI
File No 2017-96 CP
IN E: ESTATE OF
G aldi e M Fields,
Dec ed.
NO CE TO CREDI ORS
Th a in tration of the e tate of G ldine M. Fi ds d ea ed, ho date of de h wa Ap l 6, 017, i pend g in the Ci uit C t fo olumbia Coun , Fl ida, Pr bate Di - on the ad es of whi h s NE H nando A enue, La C , Flori 32 5. The nam s an add esses o the ers al epres at an the per onal representative's attorney are set forth below.
l creditors of th deced t an ot er pers ns ha cl ms or de nds aga nst dece nt esta on w om a cop f this otice is q ire to be erved must file their c aims wi th co t WI IN THE ATER OF 3 M NTHS AFT T TI OF TH F ST PU ICAT O T NO TI OR 30 DAY AFTER TH DATE OF S VICE F A TE OF S CO OF THI NO CE O TH .
l ot r cred ors of he decedent and other persons hav ng cl ms or de nds aga nst dece nt's e te ust file their l ms with this court WIT IN 3 MO HS AFTER THE D F E FIRST PU LIC ON OF HIS NOTICE.
AL CL NO FI D W THIN THE TIME P RIODS SE FO TH IN SECTION 3.70 OF E LO DA PR BATE OD WI BE FO VER BARRED.
NO I HSTANDI TH TI PE ODS SE FORTH BOVE, AN CLAIM FI ED WO (2 YEARS OR MORE FTE THE DECEDEN S DA OF DEATH I BA RED.
e te of first publicat n of th notice is May 5, 2017.
Per onal Representative:
Joseph Michael Fields
431 Neptune Drive NE
Palm ay, Florida 32907
A ney for Per onal R present tiv
Wi iam B Brannon, Jr.
E- il Address:
bi .brannon68@gmail.com
Fl ida Bar No. 327484
93 NE ake DeSoto Circle
Lake City, Florida 32055
Te phone: (386) 755-3456

33 58
Ma 5, 12, 2017

T CI I CO T FOR CO MBIA CO TY, FL I-DA
PR BATE DIVISI
File No 2017-29-CP
Di sion Probate
IN RE: ESTATE OF VI AN LANE JACKSON
ce ed.
N CE TO CREDI ORS
Th a inistration of the e tate of Vi an L Jackson de ceas wh e at of de h was No em er 29, 2016, s nd g in he C rcuit ou for Co mbia County, Florida, Probat Di sion, th ad s of h h is 173 NE Hernan Av en , Lake City, Florida 3 55. The n s and ad esses of he per onal represent ive and the pe onal r esenta ve' at rney ar set forth bel w. All cr ditors of th de edent an ot r person hav ng c aim or de ands aga nst de dent's es at on hom co of t s ot ce is required to be se ved mu file th r cl ms ith this ourt ON OR BEFOR THE LAT OF 3 M NTHS AFT T TI OF TH F ST PU ICAT F T IS NO TI OR 30 DAYS AFTER TH DATE OF S VICE F A CO OF THI NO CE O THEM Al oth credi s the de dent an ot r pe ns ha n cl ms or dem nds ag nst deced t' es te must file th r cl ms wi th ourt IT N MO HS FTER HE DATE OF TH FI T PUB IC IO O TH NO ICE. ALL CLAI NOT LED WITHIN THE TI PE ODS SE FORTH N FL RIDA S ATUT SECT N 733 702 WI BE FOREVER BARRED. NOTWITHSTANDING THE TI PE ODS SE FORTH BOVE, AN CLAIM FI ED WO (2 YEARS OR MORE FTE THE DECEDEN S DA OF DEATH I BA RED.
e a of fi t pu icat on f th s noti is: April 2 , 2 17.
Per onal Representative:
/s/ Robert Rutledge
155 S Lan elot Glen
Lake City, Florida 32024
to ney for Per onal R present tiv
/s/ Jo J. Ke ron
Fl i Bar Number: 030685
Ro nson, Ke on & Ke n, P.A.
582 Wes D al Street
PO Box 1178
Lake City, Fl ida 32056-1 8
Te phone: (386) 755-1334
Fa (386) 755-1336
E-Mai jjk@rkkattorneys.co
Se ndary E-Mail:
mad@rkka torneys.com

33 43
Ap l 28, 2017
Ma 5, 2017

NOT CE OF ENACTMENT OF RDINANCES BY T E BOAR OF COUN COM-ISSIO RS OF CO MBIA COUNTY, FL ID
NOTICE HEREBY G VE that the o dinances, whi h titles hereinafter appear, will e considered for enactment by the oar Coun y omm sioners o C umbia C un , F ori da, at public hearing on M y 18, 2017 at 5: p. , or as oo t e after as th m tters can be h rd, i t e S hool Board A mi str ive C p ex cated at 37 W st D val St eet La Ci , Florida. pies of sai ordinances may be inspected by any member of e p blic a the Office f the Co ty anager County Administrative O fice l cated t 13 N rtheast Her ndo Av enue, La C ty, Fl i a, during regular business hours. On the date, time and place fir above entioned, a l i terest d per-s s m appear an be heard with respect to the ordi nces. e t tle said o inances r ads, s fol ows:
ORDI NCE NO. 2017-10
ORDINANCE OF COLUMB A COUNTY, F ORI DA, AM DING DINANC NO 9 -1, C LUMB COUNTY L D D VELOP-NT RE LATI S, AS ENDE RELATING TO N ENDMENT TO THE XT OF THE CO UM A CO NTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 17-02, BY ARD OF COUNTY COM-ISSIO RS AMEND NG S CTION 4.12. ENTITL "PERMI TED PRI C PAL US S AND RUCTURES"; AMEN NG CTION 4 13. ENTITL "PERM TED PR C PAL USES AND ST UCTURES"; M ND NG ION 4.14. ENTITL "PERMI T D PRI C PAL US S AND RUCTURES"; AMEN NG ION 4 15. ENTITL "PERM T D PR C PAL USES AND ST UCTURES"; M ND NG ION 4.16. ENTITL TED PRI "P US S AND RUCTURES"; AMEN NG CTION 4 17. ENTITL "PERM TED PR C PAL USES AND ST UCTURES"; M ND NG ION 14.13, ENTITLE "SITE AND D LOPMENT LAN APPROV "; AMENDING E TION 1 3.2, E TITLED "PROCEDURE" AMEN N S CTION 14.13.4 TITLED " SSUANCE F BUILDING PERMITS"; D ET-G S CTION 1 .13.5, E TITLED " ANITARY EWER" DEL NG S CT 1 .13 , TITLED " OT LE A-TER"; DE ETING S ION 14.13. E TIT ED "DRA A E"; DELETING S CTION 14.13. , ENTITL D "SOL WASTE" DELETING SECTI 14.13. , ENTITL D "REC ATION"; CREATING A NEW SECTION 14.13.5, ENTI-ED " ONCURRENCY"; AN CRE I G A NEW SEC-ON 14.13.6, ENTITLED " I-R S TE AND DE LOP-MEN PLAN APPROVAL"; OVID G SEVERABILITY; REPEALING ALL ORDI-NCES I CONFLI T D PRO IDIN A E F IVE DATE.
The public hear ngs m be conti ued to on or more uture date. Any interested party shall vised that the ate me and place of any c t nu i n of the public hearings shal be announced during the publi hearings and that no further notice ncerning t e m tters w ll be bli hed, unl s sai c t nu-ion exceeds s x cal ndar eks fr date of t abov re erence publi hear ings.
Al person are advised t at, if they decide to appeal an decisions made at the public hearings, they will need a r cord of e proceedings and, or uch purpose they ay need t en-re t at a v rbatim record of h proceed ngs ar de, which record includes th t stimony and evidence upon w ch the appeal is to be based.
a cordance w th th A ri-cans w th D a ilities A t, persons needing a special ac om-dation or an interp eter to par ci ate i t e proceeding should ont t L sa K B. R berts, at l st seven 7) ay prior t t da of the ea ng. Ms R r s m y be ntac ed by tel phone a (386) 8-1005 by Telecommuni-c on evi e for Deaf a (386) 758-2139.

339056
May 5 2017

NOTICE OF SHERIFF'S SALE
UANT TO A RI OF XE TION iss d in the Co ty r o C umb Coun Flor da, on th 18th da of Apri 20 , i th cause wh ein, My Healthcare Fed -al redit Union as Plainti , and Sa h Do a Jo Do as Defe ant(Be g C e o. 16 912-C in aid Cour . I, M k unte s S ff of lu ia C un lorid , h ve th day l ed up ll the ht, tle nd inte st of the D ndan , rah Dow, n a to th fol owing d r bed pe sonal p per y, to- :
19 WH E 17 Ft BLU A-ER B w th er ry En-ne V # PI C077L596 AND 20 MA C TI BO TR LER VIN# M5BA191 1E43466
l h offer th pr r for sale June 6, 20 at the olum ia C unty te ion -cility, 38 N.W Qu te Avenue Lake C y, Stat of Florida 32055, at the hour of 10 00 A.M., or soon thereafter a possi e. I will offer for sa al of th said defendant Sarah D , rig t, tit e, an in re t in the a ores d person p opert at pu lic a ion an will se e same sub ect o y an A a s or ens en m-br es d ud ents, f any o t hi hest an be bi er fo CA IN HAND. Th proceeds t be appli as a a y be to he ay ent of c ts an th satisfaction of th above described E cut on.
05 1/2017
MARK HUNTER, As Sheriff
o Columbia County, Florid
BY Gr Williams, De ty Sheriff

33 54
M , 12 19, 26, 2017

NOT CE OF P BLIC HEAR ING CE ING A S BD SION VARI C A PRO-VIDED FOR IN HE COLU COUNTY L ND EVELOPMEN REGULA TI S
BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMB A COUNTY, F ORI DA, NOT CE IS HE B GIV- t at, pursuant t he "PColum a C unt Land evel- o ent R gulat s as amende hereinafte eferred as the Devel pm t egul i ns a amende objecti s, ecommendations and comments concerning the subdivision variance, as des r bed low, ll b ar b t Boa Coun y omm sioners o C umbia C un , F ori da, at a public hearing on M y , 2017, at 5 30 p , or as oo t e after as th m tters can be h rd, i t e S hool Board A mi str ive C plex cated at 37 W st D v l Str et, Lak City F ori . SV 17 01, a petition by B r ara Swanson, agent f r Robert D. d Bar ra E S anson & rdon P illip anso o n-ers, t r quest a subdivi on variance be g anted om t e dim nsion a design standards of Section 23.2 of the Land Development Regulat ons to allow for a deviation from the three to one lot length to width tio. The variance ha ee filed in acc rdan with final plat submitted as part of a petition filed March 20, 2017 to be ocated o p operty described, as ollows:
ART SECTION 23, TOWNS 3 SOUTH, R NGE E ST, COLUMBIA C UN- , FLO G LOT 2 OF BL K "A" OF ICKORY RIDGE, A SUB -VISION PER PL THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA UNTY, FLORIDA, RE PARTICUL LY DES BED AS FOLLOWS:
MMENCE AT CON-E MONUMENT MARK-G TH S C R R F SE ION 23 TOWNS 3 SOUTH RA E T COLUMB A CO TY, F ORI DA, AN T ENCE S 87 D -EES 8'04"W ALONG THE UTH L NE O ID SEC-ON 23, 273.28 F TO A C N-CRET M NU NT L 7 8, D E POINT O BE N-NG OF HEREIN DE-SCRIBE LA S; TH N E CONTINUE S.87 GREES 8'04"W., STILL ALONG SAI SOUTH LINE, 81.06 FEET TO C NCRETE M NUMENT , L 4708, BEI G O H N THEAS RLY RIGHT O WAY LINE OF A 60 FOOT DE PRIVATE R AD KNOW AS NW SECLUDED GLEN, AI RIGHT-OF-WAY BEIN DEFI D BY A CURVE NCAVE T E SW D HAVI A R DIU OF 6 5 EET AND A CENTRAL AN-GL OF 3 DEGREE 52 4" AND BE G S BT DED A C ORD HAVING A BEAR ING O N.73 E E S CHO LENGTH O 18 56 F ET THENCE NORTHWEST LY ALONG TH C O S CURV AN AR DISTANCE OF 190. FE T CO CRET MONU NT S 7 8, RKING E P INT OF TANGENCY OF S D CUR ; ENCE 87 DEGREES 47'58" STILL ALONG SAI GHT-OF-WAY L NE, 6 .65 FEET TO A C NCRETE MON-ENT, 4708, M RKI G THE CORNER OF L T 3 OF BLOCK "A" OF "HICKORY DGE", A SUBDIVISION S PER PL EREOF EC RDED N PL BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA UNTY, F ORIDA; ENCE 39 D REES 06 " ., ON T E MONUMENTED ST LI OF A D LOT 3, A STANCE O 384.18 ET TO A CO RETE N - EN LS 4708, M RKI THE SE CORN OF L 1 OF OCK " OF S D "H KORY RIDG ; THENC N.31 DE R ES '02"E. ALON E L NE F SA L T 1, A DISTANC OF 7.86 ET TO A N- CRE M NU NT S 0 , T E MONUMENTED SOUT WESTERL R GHT-O W Y L NE O N L E JEFFERY R AD AN M K-G THE N CORNER SA LO 1; E S.51 ALO SAID RIGHT-OF-WA LINE 360. ET TO A N-CRET M NU NT L 7 8; ENCE S 00 DEGREES '29"E. 596. FEET TO THE POINT OF BEGINNING.
Containing 7.14 acres, m e or less.
x Parcels 23- -16-0 72-053, 2 3s-16-02272-202, & 23-3s-16-02272-204
e blic hearing may be continued to o e o futu tes. y i ereste party all be advised that the date, time and place of any co i uation of the public heari shall be announced during the public hearing and that no furt r no-ce concerning t e m t r i l be pu ished, unles sai con-nuation exceeds six alendar eks fr e date of t abov re erence publi hear ing.
At the a remen oned pu c ing, a l nterest parties ma appear t heard i h r pec o the var ance.
Copies of the subdivision variance are available for p lic in-ection a the ffi o th C nty anner, ou ty A i -istrative Offices locate a 135 rtheast H rnando ue, Lake ity, Flor a, duri egular business hours.
All persons are advised t at if they decide to appeal an decision made at the above r e-enced public hearing, th ll need a record of the proceed-gs, and t at, for suc p r-pose, they may nee t e ure hat verbatim eco d of t proceed ngs is ma , hich recor ncludes t e t stimony d e idence upon hi h he appe is to be ba d.
a cordance w th th A ri-cans w th D abilities A t, persons needing a special ac om-dation or an interp eter to par ci ate i t e proceeding should ont L sa K B. R berts, at l st seven 7) ay prior t t da of t e ea ng. Ms R rts m y be ntac ed by tel phone a (386) 8-1005 by Telecommuni-c on evi e for Deaf a (86) 758-2139.

339051
May 5 2017

NOT CE OF E ACTMENT OF RDINANCES BY T E BOAR OF COUN COM-ISSIO RS OF CO MBIA COUNTY, FL ID
NOTICE HEREBY G VE that the o dinanc w ic titles hereinafter appear, will e considered for enactment by the oar Coun y omm sioners of C bia C un , F ori da, at public hearing on M y 18, 2017 at 5: p. , or as oo t e after as th m tters can be h rd, i t e S hool Board A mi s r ive C p ex cated at 37 W st D v l St eet La Ci , Florida. pies of sai ordinances may be inspected by any member of e p blic a the Office f the Co ty anager County Administrative O fice l cated t 13 N rtheast Her ndo Av enue, La C ty, Fl i a, during regular business hours. O t e date, time and place fir above entioned, a l i terest d per-s s m appear an be heard with respect to the ordi nces. e t tle said o inances r ads, s fol ows:
ORDI NCE NO. 2017-7
ORDINANCE OF COLUMB A COUNTY, F ORI DA, AM DING DINANC NO -1, LUMBIA COUN- L ND D VELOPMENT REGULATIONS AS AMEND- ; RELATING TO AN ENDMENT OF LE T N CONTIGUOUS ACRES L D TH OFFI AL ZONI A LAS F T E LUMBIA COUNTY L ND EVELOPMEN REGULA TI A DED, P R-SUAN TO AN APPLIC ION, 73, B T E P OP TY OWNER OF SAI ACREAGE; OVIDING F R R ZONING OM AGRICULT E-3 (A 3") O COMMERCIAL, EIGH RHOOD (CN") CER-TAIN L NDS WI IN T E UN CORPORATED AREA UMBIA COUNTY, F ORI DA; PRO IDING SE R BILI- ; REPEALING L ORD - NCES IN NFLI T D PRO IDIN A E F IVE DATE.
ORDINA E NO. 2017 8
AN ORDINANCE OF COLUMB A COUNTY, F ORI DA, AM DING DINANC NO -1, L MBIA COUN- L ND D VELOPMENT REGULATIONS AS AMEND- ; RELATING TO AN ENDMENT OF ORE TH TEN TI OUS RES LAND TO THE OF-CIAL ZONING ATLAS OF THE COL L ND DEVELOPMENT REGU-TIONS, A ENDED, URSUANT TO AN PPLICA-TION, Z 0574, BY THE PROP-TY NER O SAID REAG P OV IN F R REZONING F OM R R RE IDENTIAL (RR" A D RESIDENTIAL SINGLE AMI -2 (RSF-2") T P A NED SIDENTIAL DE LOP-M NT PRD") O CERT N L S WITHI E UNIN-CORPORATED AR A O CO MBIA COUN , F ORI DA; PROV DING SE RABILI ; REPEALING L ORD - NCES IN N LI T D PRO IDIN A E F IVE DATE.
The public hear ngs m be conti ued to on or more uture date. Any interested party shall vised that the ate me and place of any c tinu i n of the public hearings shal be announced during the publi hearings and that no further notice ncerning t e m tters w ll be bli hed, unl s sai c t nu-ion exceeds s x cal ndar eks fr date of th abov re erence publi hear ings.
Al person are advised t at, if they decide to appeal an decisions made at the public hearings, they will need a r cord of e proceedings and, or uch purpose they ay need t en-re t at a v rbatim record of h proceed ngs ar de, which record includes th t stimony and evidence upon w ch the appeal is to be based.
a cordance w th th A ri-cans w th D a ilities A t, persons needing a special ac om-dation or an interp eter to par ci ate i t e proceeding should ont t L sa K B. R berts, at l st seven 7) ay prior t t da of t e ea ng. Ms R r s m y be ntac ed by tel phone a (386) 8-1005 by Telecommuni-c on evi e for Deaf a (386) 758-2139.

339046
May 5 2017

105-LOST AND FOUND

L ST OLLEGE FRIEND
Loo i for Mike Drew who a -te ed Be y Co ege in Rom , G in 1 6/67. P ayed th banjo and had a glass e. Co act Dan Huff at Huff an aol.com

125-MISCELLANEOUS

HUNTIN LEASES ava lable n Co bia la ua, & S wa ee co es. Phon 386 965-9822

MASTER GARDENER PLANT SALE
Ma 13th, 8 to 3 at fairgr und in C. Great plants/prices.

245-MISCELLANEOUS

Stop Pa ng O $70/m for televi on pr ram ing! 4 TV's 18 channels w/ ocals $5 mo Cal now 870-551-2220 $35 activation 1st bill

305-GENERAL

Avalon Healthcare is seeking a part-time Dietary Cook/Aide.
* Shift varies
Must be:
-Experienced w th quant cooking
-Able to foll recipes
-Able to pass pre-employment screening
Please appl person at
1270 SW Main Blvd
Lake C ty, FL 32025

Car ng **Han** Animal Hospital s cu ently hiring f technici . Vet ina exper ence s eferred. Applican ould ema resumes t hr@car ghandslc.com or r p off in person.

CD DRIVERS CLASS A
Wa en Pine Straw Co is hi ng local dr ers. Hom ev y day/ ight or ever other da night G d pay
Co act 386-935-0476.

Expe enced roofers ne ed. MU AV OW RANS-RTAT N. ply at 32 S Ma o ve.

Homes of Merit is now hiring. Offering excellent benef ts with great pay. Various open positions. Apply in person at 1915 SE SR 100, Lake City.
D g Free Workplace

In ustria Ma tenance T hnici n, Ex rience Required in ect ical, C nt ls a G neral illwright/ Mechanical w rk. Ex rience in Hy aulics and Pneu tic he ful. end resume o Ma nt nance Techni-an 36 US Eas Lak City l 3205

Mechanic ne ed w h h avy truc ex ri nce pr erred Excel ent pa pa age. So hern S cializ d Tr a T ailer. 386- 52-97

Now hi ng xpe ienced awn ma te nce la re Win ing att tud . A ply a st er gem mt.com

PUBLIC NOTICE: Posted 5/5/17 BS

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning the subdivision variance, as described below, will be heard by the **Board of County Commissioners** of Columbia County, Florida, at a public hearing on **May 18, 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.

SV 17 01, a petition by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip Swanson, owners, to request a subdivision variance be granted from the dimension and design standards of Section 5.23.2 of the Land Development Regulations to allow for a deviation from the three to one lot length to width ratio. The variance has been filed in accordance with a final plat submitted as part of a petition filed March 20, 2017, to be located on property described, as follows:

PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE, A SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W.,STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W, AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45'E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

Containing 7.14 acres, more or less.

Tax Parcels 23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204

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

Copies of the variance 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

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
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 The Bo
Count C
items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: May 5, 2017May 5, 2017 **Meeting Date:I May 18, 2017May 18, 2017**

Name:I Brandon M. StubbsBrandon M. Stubbs **Department: Bu ding And Zoning Building And Zoning**

Di sion Manager's Signature:D Ben Scott

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

SD 0177 - A request by Barbara E. Swanson, agent for Robert D. and Barbara E. Swanson & Gordon Phillip S son, owners, for a minor subdivision plat for "Swanson Estates". Tax Parcels S 16-02272-202 16-02272-202, & 23-3s-16-02272-204. District 3 Nash.

SV 17 01 is a companion item and is a request for a subdivision variance that must be approved prior to SD 0177.

The Planning & Zoning Board held a public hearing on April Tl th Board of County Commission.the Board of County Commission.

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

2. iscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?

- [X] N/A
- [ ] Yes Account No. _____
- [ ] No Please list the proposed budget amendment to fund this No requestrequest

Budget Amendment Number:Bu **F d:**

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

or Use of County Manger Only:For U

[ ] Consent ItemCc [X] Discussion Dis

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

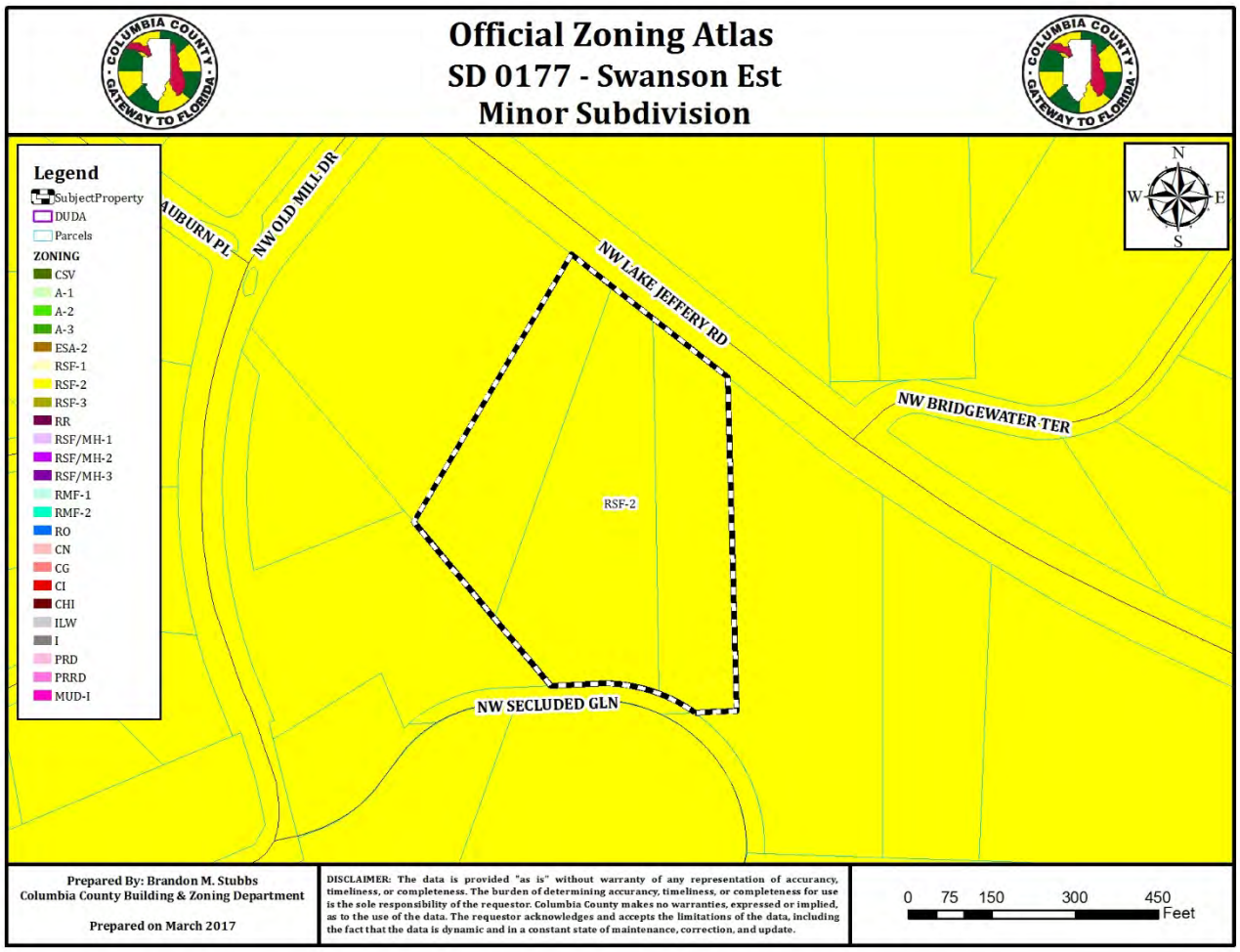
Pl ning & Zo ng ard Meeting Date: A il 27, 2017
Q i-Judicial Hearing

SUBJECT:	**Appli D 01 7** - A request for a in r Subdivision for "Sw son Estates".
A A T/AGENT:	Barbara E. Swanson
P Y O R(S):	bert D. a Ba ara E nson & Gordon Phillip Swanson
LO TION:	North of Ma Ra dal U ded Subdivision and NW Secluded G ; So h of NW La Je e Rd; Ea f H r R ge u iv io , N Old ill R , a d Lake Jeffery Subdivision; West of C lestone Subdivision an Az ea Creek Subdivision; Columbia C ty, Florida.
PARC L ID N ER(S):	23-3s-16-02272-053, 23-3s-16-02272-202, & 23-3s-16-02272-204
AC AGE:	±7.14 acres
EXI TING FLUM	Residentia , Low Density
EXISTING ZONING	Re , Single Family-2 ("RSF-2)
PROJECT PLANNER:	Bra don M. Stubbs

SUMMARY

The application is for a proposed Minor Subdivision/Replat of Lot 2, Block "A" of "Hickory Ridge" along w another parcel. The ap licant desires to make three lots from the two existing lots. Further, the a icant is requesting a subdivision variance (SV 17 01) to allow for a deviation from the 3:1 lot ratio r ired via Section 5.23 of the Land Development Regulations ("LDRs").

Map 1. Official Zoning with Subject Property



The Residential, S ily-2 ("RSF-2") Zone District is described as follows in Section 4.7.1 of the L Development Regulati (" DRs"):

"The "RSF" Residentia le Family category includes three zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these distr ts to provide for single-family areas of very low to moderate density together with pu ic an se -public ilding an fa ilities an ac ory t ctures as a be d s ble a mpa bl wi su d lo ent, a we as su ounding d ve p n w h th de gnated u an d elo en ar s e ed wi in the c un s co ehensi pl . Non-r i tial us in th e di rict may be su je to re cti s nd re re t ne ssa t pre erve a pro ec t i le fa r sid tia cha ac of hese districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requ ements for lot area, dt , and certain yards."

ZO NG RMA IO

Zo ing District:	Residential Single Family – 2 (F-2")
Ma Gross De ty:	2 Dwelling Units per acre
Min mum Lot Area	2 00 ft
Floor Area tio:	N/A
Typical Uses*:	ingl amily Dwelling lic Parks & Recreational Areas; H s of Six or Fewer Res ent which Otherwise Meet the D inition of "Community si ntial Facility"; Public E entary and Middle Sch s; Churches and other Houses of W ship; Existing Mobile H mes

* se uses are not meant s e as a complete list of permitted uses within the intended Zone District. For a complete list of permitted uses, p ase refer to Article 4 the Land Development Regulations.

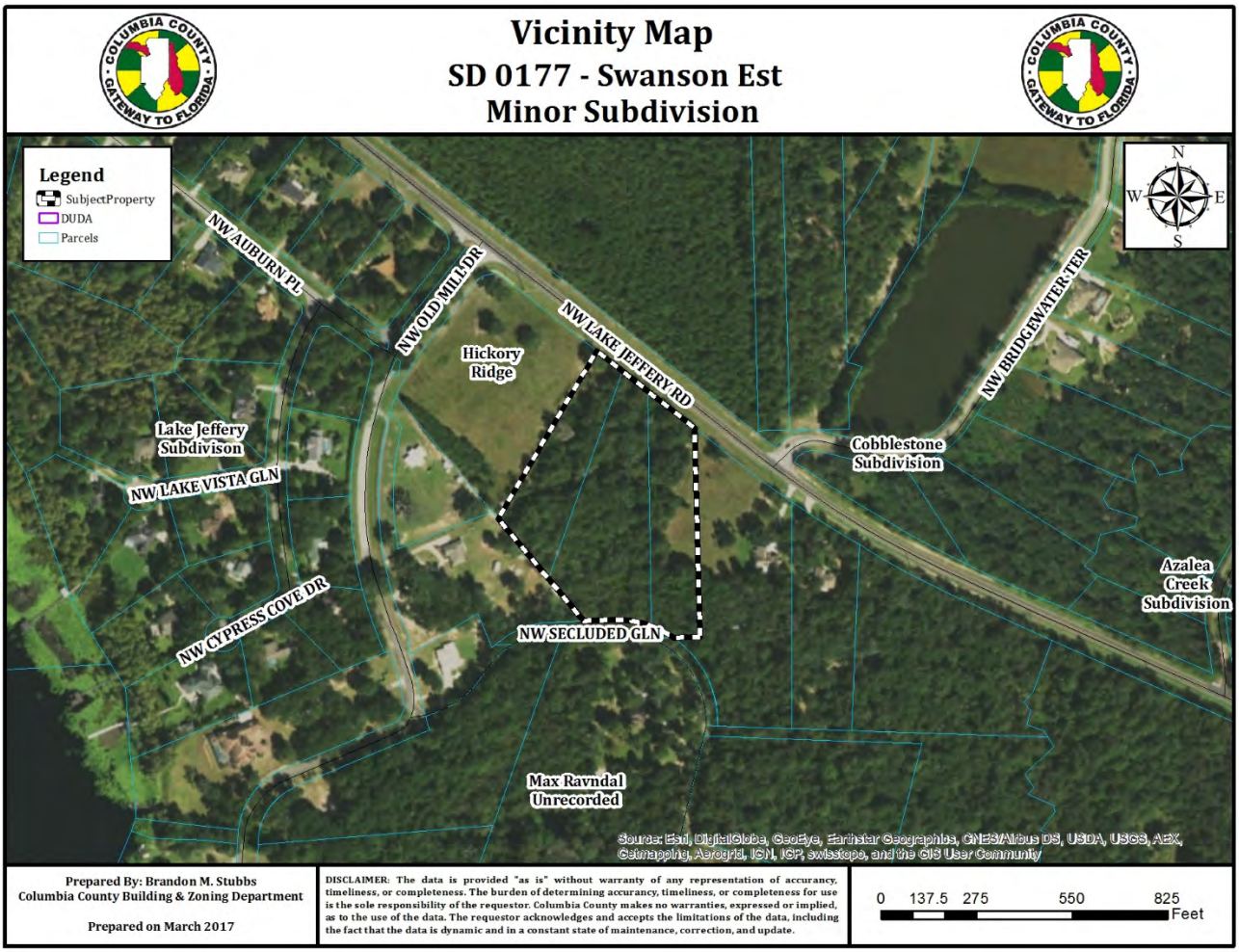
SURROUNDING USES

The i uses, Future and Use Map ("FLUM") Designations, and Zone Districts of the surrounding area are identified in Tab e 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding L es

Dir ction	Ex sting Use(s)	FL D g ation(s)	Z g Dis rict(s)
N rth	NW Lake Jeffery Rd	Res d tial, Low Den ity	Res dential, Si le Family-2 (F-2")
S h	S ec ded Glen/ Ravn al U corded Subdivision	R dential, Low Den ity	Res dential, Si le Family-2 (F-2")
East	C bble ne Subdivi on/A ea C k Subdivision	R d i Low Den ity	Res dential, Si le Family-2 (F-2")
West	H or idg Subd sion Old Mi Rd/Lake Jeffery Subd sion	R dential, Low Den ity	Res dential, Si le Family-2 (F-2")

Map 2. Vicinity Map



CONSISTENCY WITH ENS VE PLAN

T zoning designation is nsi tent with the underlying Future Land Use Map ("FLUM") Designation. B w is a chart of the e ting FLUM Designation and the existing zoning designation.

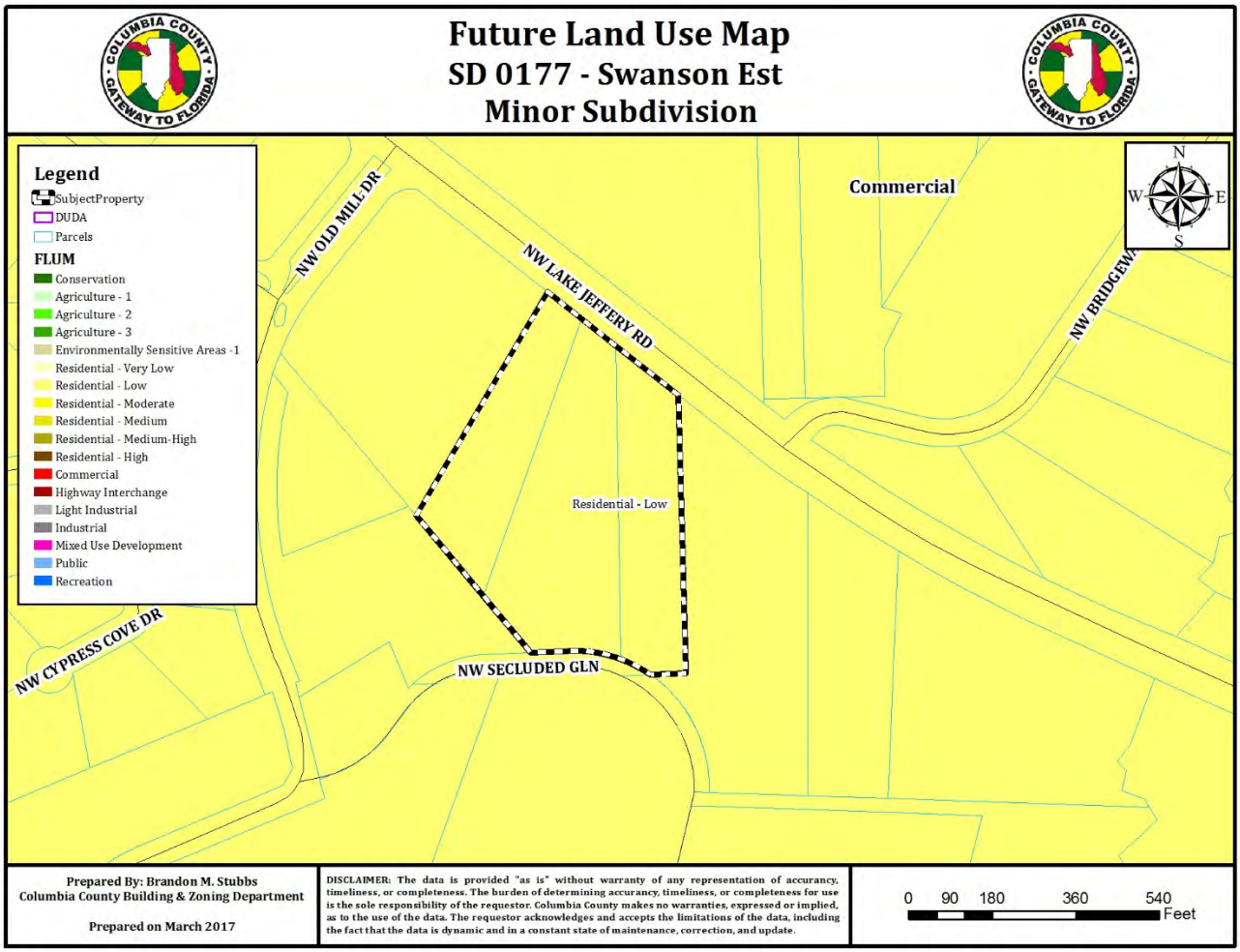
Table 2. Zoning Consis y w th Underlying Future Land Use Map Designation

E isting FLUM Designation	Existing Zoning Designation	Consistent
R idential, L w D nsity	Re idential, Single Family-2 ("RSF-2")	✓

The following Com eh Plan Elements have Goals, Objectives, and Policies (GOPs) that support the p osed Site Specific Am men to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- an tary Sewer, Solid as e, Drai age, P able Water, and Natural Groundwater A fer Recharge Element

Ma e ap Designation



Staff has reviewed cat on for a Minor Subdivision for consistency with the Comprehensive Plan and finds the application nsistent with the Comprehensive Plan and the Goals, Objectives, and Policies (s) therein.

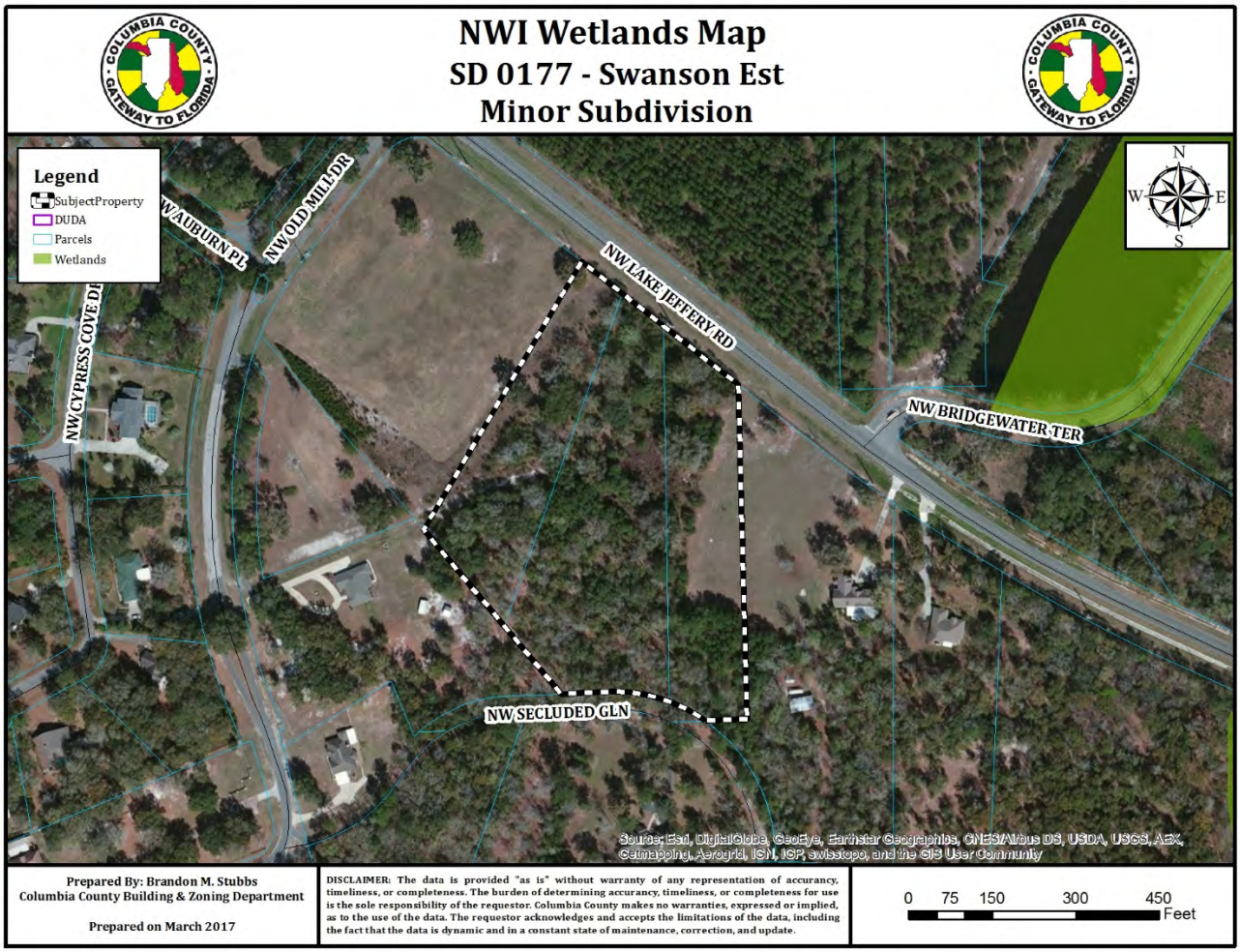
ENV ONM NTAL CONDIT LYS S

W ands

A rding to I stration -VI f the Comprehensive Plan, entitled Wetlands Areas, which is based upon t e National Wetlands Inv ory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlan lo ated on the subject property.

Evaluation: Given ther e no known wetlands on the subject property, there are no issues related to w and protection.

Map 4. Wetlands Map



Soil Survey

ype found o su ect property is identified below. The hydrologic soil group is an indicator o otential soil limitat s. he hydrologic soil group, as defined for each specific soil, refers to a group o oils wh h have been categorized a or ng to their runof -pr ucing ch acte stics. Th e d ogic groups e d f d b the Soil Survey of Columbia County, Florida, dated October 1984. The ch f consideration with r spect to runoff potential is the capacity of each soil to permit infiltration (the s e and kind of plant c er are not considered, but are separate factors in predicting runoff). There are f hydrologic groups: A , C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet an th efore have a lo er r no f po tial. " u D" ils h e very lo er filtr o rates an herefore a h her r off ten ial.

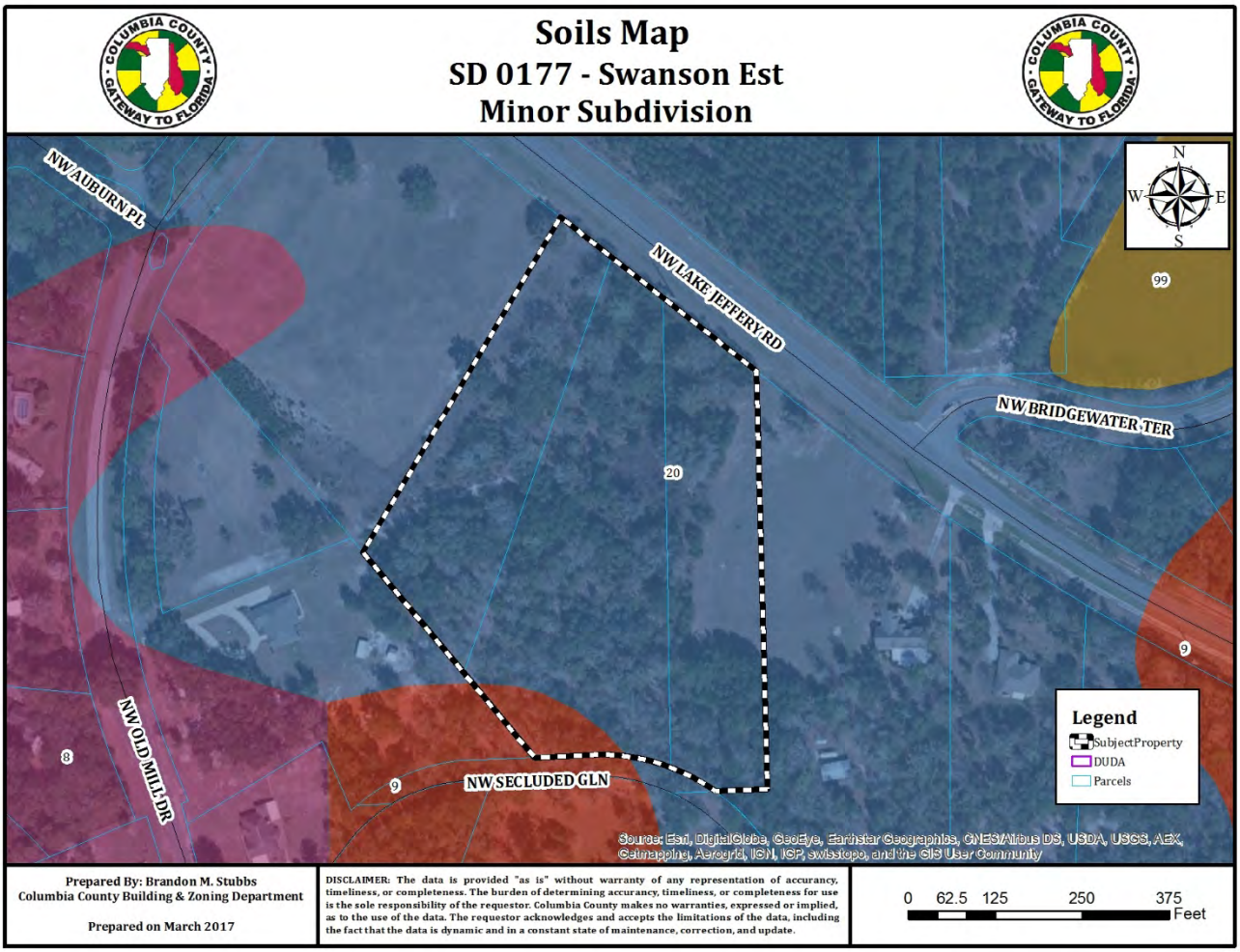
There are two (2) soil types found on the subject property:

1) Bl nton fine sand s 5 o 8 er ent slo e are m d ately well drain , lo in so s o un lat n land ape . T sur ace and subsurface layers are comprised of fine sand to a depth of 49 in es. The subsoil layer s c mprised of sandy loam and fine sandy loam to a depth of 80 inches. Blanton fine sand soils (o 8 percent slopes) have slight limitations for building site development an moderate limitations se ic tank absorption fields.

2) Ch ley and so ls 0 o 5 per ent l e) are mo r ely well drain , nearly level to gen ly sl ing soils in me at pressed areas and on flats in the uplands. The surface is comprised of fi e sand to a depth of 7 che . Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 t percent slope) have er e limitations for building site development and severe limitations f septic tank absorptio iel s.

Evaluation: The soil type predominantly found on the subject property subject to development is Chipley Fi Sand Soils. Chipley Fine Sand poses severe limitations for septic tank absorption fields and slight l itations for building s e d velopment. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

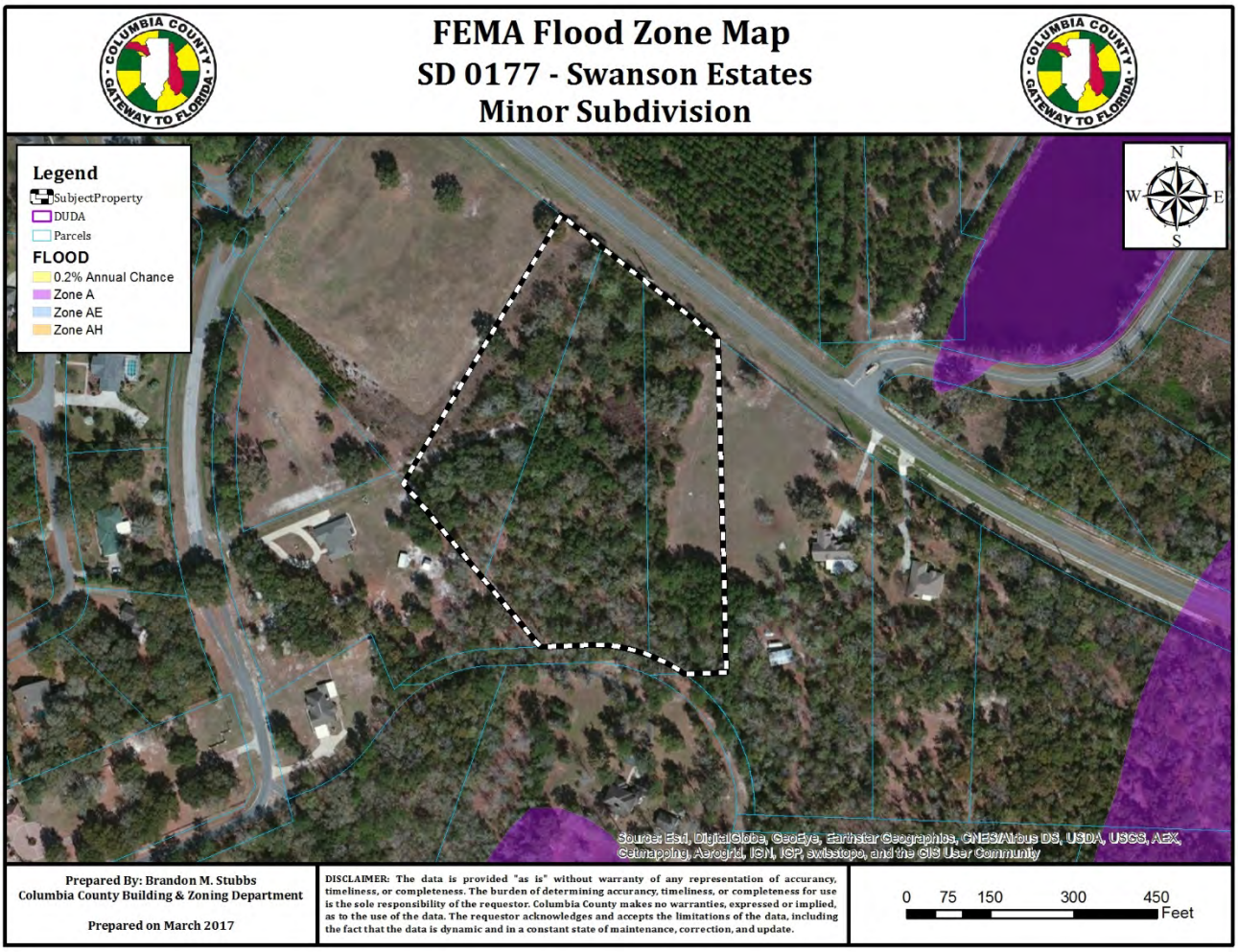


Flood Potential

Panel 0283C of the Fed al Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) S es, dated February 4, 2 09, indicates that the subject property is in Flood Zone "X" (areas outside the 5 year flood).

Eva tion: Gi en the s t p operty is located in Flood Zone "X", there is no concern of flood on the s ect property.

Map 6. FEMA FIRM M (lood Map)

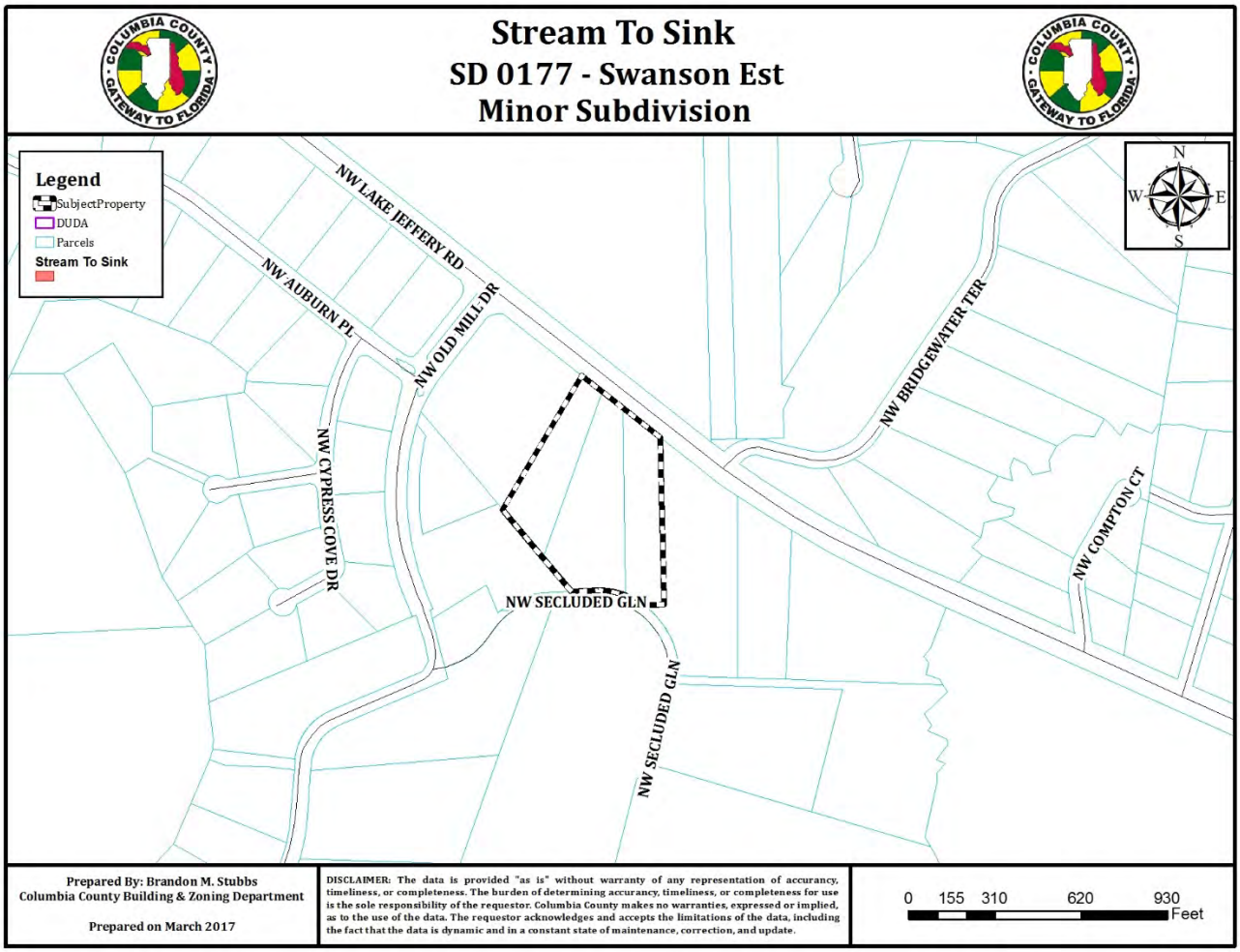


Steam to Sink

A rding to the Strea ink Watersheds, prepared by the Suwannee River Water Management District an adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located w in a stream to sink area.

Evaluation: Given the s t p operty is not located in a stream to sink watershed, there is no concern related to Stream to Sink atersheds.

Map 7. Stream To Sink



Minerals

Accor o Illustrat A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural R urces, prepared by th lor da Department of Environmental Protection, 2012, the subject property i ithin an area known t ont in 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 t e Florida Division of H ori al Resources, Master Site File, dated 2013, there are no known historic r urces located on the subject property.

Evaluation: There are n ues related to historic Resources.

Aquifer Vulnerability

A rding to the Colum unty Floridan Aquifer System Protection Zone Map, prepared by the Advance G pacial Inc., dated Sep em er 29, 2009, the sub ect property is located in a vulnerable area.

Evaluation: While the s t p operty is located in a vulnerable area, there is no issue related to aquifer

vu nerability.

V eta ve Communities ife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject pr perty is located withi non-vegetative community.

Evaluation: There is n n w ldlife habitats associated with a non-vegetative community; therefore, t e is no issue related vegetative communities or wildlife.

LIANCE WIT 7 FL RI STA TES A R LE 5 OF THE LA DEVE PMENT REGULATIONS

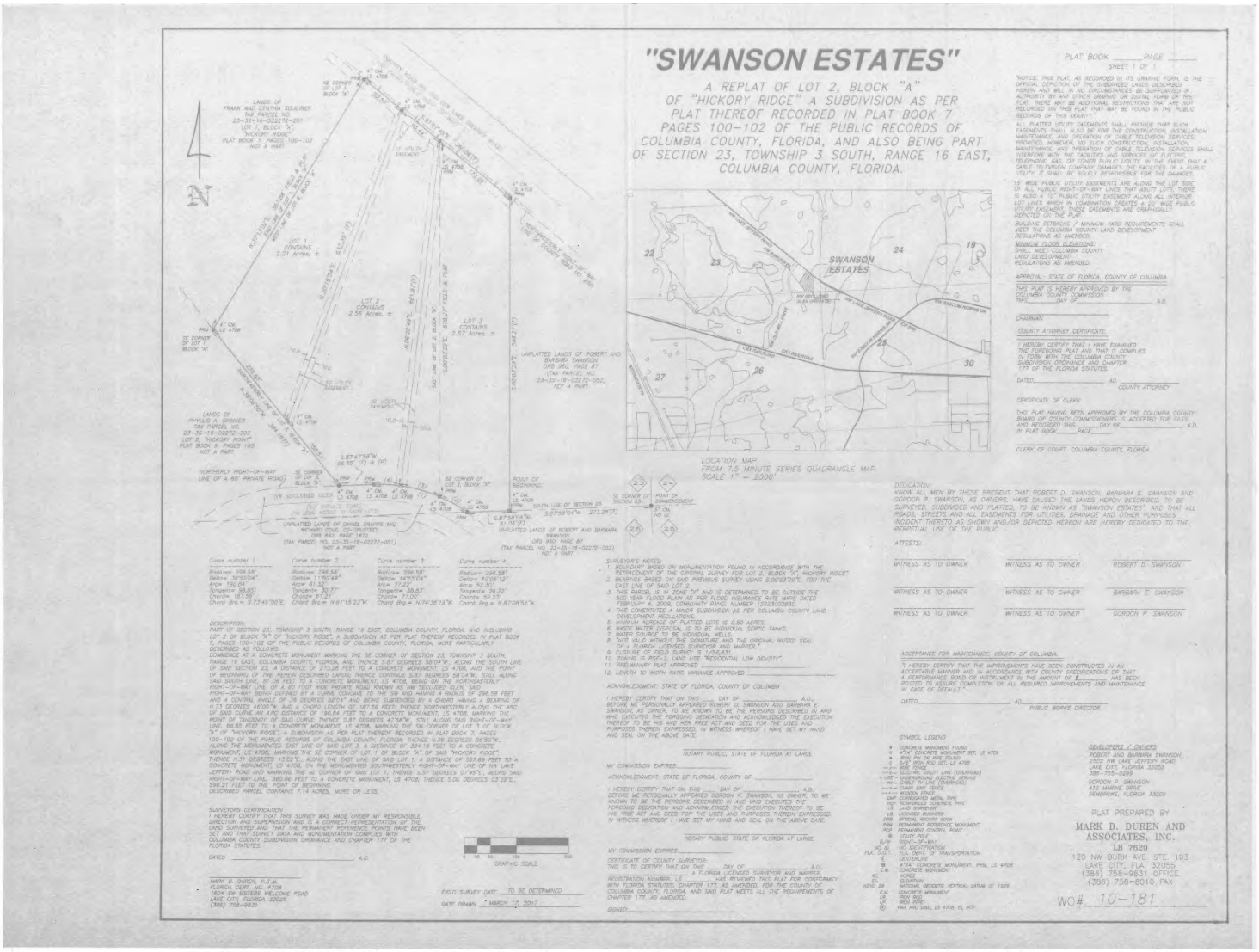
C ter 17 Flo ida St tes, an Art le 5 of the Land Development Regulations ("LDRs") est lis stan rds with hich all subdivision plats must be found to be compliant. Donald F. Lee & Associates, C ty Surveyor of Record as performed a Chapter 177, Florida Statutes, review of the proposed minor p an has fo d th inor plat to be in co liance with the appli ble standards e tablished in Ch ter 7 Flo id S tu es. rt er Coun S aff as r the applic ion for pli c wi lic le st dar o t cle 5 of the Rs d h foun th ap ica n co lia w al th ap licable stan ards esta shed in Article 5 of the LDRs.

B ed upon the compliance reviews, the proposed minor plat is in compliance with Chapter 177, Florida S tutes and Article 5 of e C unty's LDRs.

PUBLIC FACILITIES IMPACT

Pr osed impacts are D mus and will not affect the LOS Standard for public facilities.

PROPOSED PLAT



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # SD	0177
Application Fee	$1,000.00
Receipt No.	4717
Filing Date	3-20-17
Completeness Date	

Minor Subdivision Application

A. PROJECT INFORMATION

1. Project Name: SWANSON ESTATES (REPLAT)
2. Address of Subject Property: NW LAKE JEFFERY ROAD, LAKE CITY FL 32055
3. Parcel ID Number(s): 23-3S-16-02272-053, -202, -204
4. Future Land Use Map Designation: RESIDENTIAL - LOW DENSITY
5. Zoning Designation: RESIDENTIAL SINGLE FAMILY 2 (RSF-2)
6. Acreage: [redacted], 2.01, 2.56, 2.57
7. Existing Use of Property: RESIDENTIAL (VACANT)
8. Proposed use of Property: RESIDENTIAL
9. Total Number of Lots 3

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

1. Applicant Status ✓ Owner (title holder) ✓ Agent
2. Name of Applicant(s): BARBARA E. SWANSON Title: —
   Company name (if applicable): —
   Mailing Address: 2502 NW LAKE JEFFERY ROAD, LAKE CITY, FL 32055
   City: _____ State: _____ Zip: _____
   Telephone: (954) 292-4677 Fax: (___) _____ Email: barbie@fabricartshop.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.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): ROBERT D. GORDON & BARBARA E. SWANSON
   Mailing Address: 2502 NW LAKE JEFFERY ROAD
   City: LAKE CITY State: FL Zip: 32055
   Telephone: (954-292-4677 Fax: (___) _____ Email: barbie@fabricartshop.com

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? NO
   If yes, list the names of all parties involved:_____
   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_____
   Variance: □Yes _____ □No ✓
   Variance Application No. V_____
   Special Exception: □Yes _____ □No ✓
   Special Exception Application No. SE_____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

FOR FINAL PLATS:

1. Final Plats containing the following information: *(Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)*

   a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
   b. Name and address of subdivider.
   c. North arrow, graphic scale, and date of plat drawing.
   d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

x. Certificate of payment of taxes. *Certification that all payable taxes have been paid and all tax sales against the land redeemed.*

y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter 177, as amended.*

2. 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. ***Note: Not required for minor replats.***

3. 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. ***Note: Not required for minor replats unless the replat is creating additional lots.***

4. 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).

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. $1,000.00 - No application shall be accepted or processed until the required application fee has been paid.

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.

BARBARA E SWANSON

Applicant/Agent Name (Type or Print)

B E Swanson

Applicant/Agent Signature

3/15/2017

Date

p. 274p. 274

Proposed Swanson Estates - Barb Swanson– 954-292-4677 barbie@fabricartshop.com

Comprehensive Plan Consistency

The proposed site plan of 3 lots is consistent with the current residential zoning in this area of the county. These lots will be appropriately served by public facilities (including a collector roadway and potable water) and is in close proximity to urban uses (including US 90 and other urbanized portions of Lake City).

The following consistency analysis provides applicable goals, objectives and policies and a consistency statement related to the proposed site plan.

I. - FUTURE LAND USE ELEMENT

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE LOTS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS FROM PUBLIC UTILITIES TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Response: The 3 lots are located along a collector road with capacity to serve the proposed residential use of the property. Potable water is also available to serve the site. The property is also located in relative close proximity US 90 and existing urbanized commercial areas.

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

OBJECTIVE I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Response: The proposed use is consistent with targeted residential development in the Comprehensive Plan.

Policy I.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Response: The 3 lots are located immediately abutting County collector road and public facilities are available to support the proposed residential use.

Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Response: The 3 lots have a residential land use designation, which permits the proposed residential use in an area that is suitable for residential development.

Policy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Response: The 3 lots and other properties located along this section of NW Lake Jeffery Road are currently residential and will continue to be residential properties.

Commercial land use. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of .25 floor area ratio.

Response: The 3 lots are residential and this Commercial Land Use statement does not apply.

Though commercial/manufacturing sites are approximately 1/3 mile east of the 3 lots proposed for Swanson Estates, the area surrounding these lots is residential and is proposed to remain residential.

3/15/2017

SW NSON ES TES

D RI TION:

P RT OF ON 3, TOWNS 3 UTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICLORY RIDGE:, A SUBDIVISION S ER PLAT THEREOF RECORD IN LAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDAT, MORE PARTICULARLY DESCRIBED AS FO OWS:

C ENCE AT A NC TE MO ENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S DEGREES 58'04"W., AL TH SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGIN-NI OF THE HEREIN DESCRIBE LANDS; THENCEBCONTINUE S.87 DEGREES 58'04"W.,STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT , LS 4708, BE NG ON THE NORTHEASTERL IGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A C E CONCAVE TO THE SW A HAV NG A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BE RING OF N73 DEGREES 46 "W, AND A CHORDE LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FE TO A CONCRETE MONUME , L 4708, MARKING THE PINT OF TANGENCY OF SAID CURVE; THENCE S87 DREGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY L , 66.65 FEET TO A CONC TE ONUMENT, LS 4708, MARKING THE SW CORNER OF LOT 3 OF BLOCK "A" OF "HICKOY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RE RDED IN PLAT BOOK 7, GE 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE 39 DEGREES 06'50"W., ALONG THE MONUMENTED E LINE OF SAID LOT 3, IS NCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE COURNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RI GE";THENCE N.31 DEGREE 13' 2"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557,86 FEET TO A CONCRETE MONUMENT LS 4708, ON THE MONU-ME ED SOUTHWESTERLY RIGHT-OF-WAY LIN OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45'E., ALONG SAID RI T-OF-WAY LINE, 360.06 ET O A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.

DE RIBED PARCEL CONTAINS 1 CRES, MORE OR LESS.

ATS# 14467

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
382 SW Baya Drive
Lake City, Florida 32025

Warranty Deed

Individual to Individual

Inst:2004023129 Date:10/14/2004 Time:15:01
Doc Stamp-Deed : 420.00
DC,P.DeWitt Cason,Columbia County B:1028 P:268

THIS WARRANTY DEED made the 7th day of October, 2004 by

Daniel Crapps, and his wife, Aileen Crapps
hereinafter called the grantor, to

Robert D. Swanson, and his wife, Barbara E. Swanson and Gordon P. Swanson, A Single Man
whose post office address is: 2502 NW Lake Jeffery Road, Lake City, FL 32055
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, FLORIDA, viz: Parcel ID#

Lot 2, Block A, Hickory Ridge, a subdivision according to the plat thereof, recorded in Plat Book 7, Page 100-102, Public Records of Columbia County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness Lisa Hicks

Mary Lyons
Witness Mary Lyons

Daniel Crapps
Daniel Crapps

Aileen Crapps
Aileen Crapps

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 7th day of October, 2004 by Daniel Crapps, and his wife, Aileen Crapps personally known to me or, if not personally known to me, who produced Driver's License No._____ for identification and who did not take an oath.

(SEAL)

Vera Lisa Hicks
Notary Public

Vera Lisa Hicks

This instrument Prepared by & return to:
Name: ROBERT D. SWANSON
Address:
2502 NW Lake Jeffery Rd
Lake City, FL 32055
Parcel I.D. 02272-053
#:

Inst:2005032005 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
B DC,P.DeWitt Cason,Columbia County B:1069 P:1057

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23rd day of December, A.D.2005, by GORDON P. SWANSON, Single hereinafter called the grantor, to ROBERT D. SWANSON and BARBARA E. SWANSON, HIS WIFE, as to a ½ undivided interest and GORDON P. SWANSON, Single, as to a ½ undivided interest, whose post office address is 412 Parkside Park, Fl. 33009, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of FLORIDA, viz:

PARCEL B-2
PART OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SAID SOUTHEAST CORNER OF SAID SECTION 23; THENCE S. 87°58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 273.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°58'04"W., 81.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 296.58 FEET AND HAVING A CENTRAL ANGLE OF 11°50'49" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF 61°15'23"W AND A CHORD LENGTH OF 61.21 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.32 FEET; THENCE N.00°03'29"W, 678.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 250; THENCE S.51°07'45"E., ALONG SAID RIGHT OF WAY LINE, 173.09 FEET, THENCE S.00°03'29"E., 596.21 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA

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

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Lisa E. Davis
Witness Signature
Lisa E. Davis

Gordon P. Swanson L.S.
GORDON P. SWANSON 412 Parkside Dr.

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of December, 2005, by GORDON P. SWANSON, who is known to me or who has produced D.L. as identification.

Notary Public Lisa E. Davis
My commission expires _____

Inst:2005032005 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1058

THIS INSTRUMENT WAS PREPARED BY:
TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Rec. 10.50
Doc. _____

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

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2042

Property Appraiser's
Parcel Identification No.: R02272-05

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2002, between HOMES OF MERIT, INC., a corporation existing under the laws of the State of Florida, whose post office address is Building 121 Bartow Airbase, Bartow, FL 33830 and having its principal place of business at Bartow Airbase in the State of Florida, party of the first part, and GORDON PHILLIP SWANSON, whose post office address is Route 8, Box 594, Lake City, FL 32055, of the County of Columbia, State of Florida, parties of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Columbia and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2043

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belong or in anywise appertaining:

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

And the said party of the first part doth covenant with said party of the second part that it is lawfully seized of said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by its Vice President, the day and year above written.

Signed, sealed and delivered
in our presence:

HOMES OF MERIT, INC.

Witness: Terry McDavid

By: _____
GARY TOWNS, Vice President

Witness: Crystal L. Brunner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of November, 2002, by GARY TOWNS, as Vice President of HOMES OF MERIT, INC., a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Notary Public
My Commission Expires:_____

(EXHIBIT"A")

PARCEL B-2
PART OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SAID SOUTHEAST CORNER OF SAID SECTION 23; THENCE S 87 DEG. 58'04"W, ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 273.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87 DEG. 58' 04" W., 81.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE PRIVATE ROAD EASEMENT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 296.58 FEET AND HAVING A CENTRAL ANGLE OF 11 DEG. 50'49" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF 61 DEG. 15'23"W AND A CHORD LEGENTH OF 61.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.32 FEET; THENCE N 00 DEG. 03'29" W, 678.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 250; THENCE S 51 DEG. 07'45"E ALONG SAID RIGHT OF WAY LINE, 173.09 FEET, THENCE S 00 DEG. 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2002022897 Date:11/18/2002 Time:15:02
Doc Stamp-Deed : 122.50
DC,P.DeWitt Cason,Columbia County B:967 P:2044

This Instrument Prepared by & return to:
Name: ROBERT D. SWANSON
Address: 2502 NW Lake Jeffery
Lake City, FL 32055

Parcel I.D. #: 02272-202

Inst:2005032004 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1055

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 23 day of DECEMBER, A.D.2005, by GORDON P. SWANSON, SINGLE, and ROBERT D. SWANSON and BARBARA E. SWANSON, HIS WIFE, hereinafter called the grantors, to GORDON P. SWANSON, SINGLE, whose post office address is 412 MARINE DRIVE PEMBROKE PARK FL. 33009, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of FLORIDA, viz:

DESCRIPTION: LOT 2A
PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NW CORNER OF LOT 2 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100-102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.51°07'45"E., ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 250 (NW LAKE JEFFREY ROAD), A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY, A DISTANCE OF 93.53 FEET TO A CONCRETE MONUMENT; THENCE S.20°16'54"W., 632.39 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE N.39°14'06"W., ALONG SAID SOUTHWESTERLY LINE, 225.68 FEET TO THE SE CORNER OF LOT 1 OF SAID BLOCK "A"; THENCE N.31°13'02"E., 557.86 FEET TO THE POINT OF BEGINNING. CONTAINS 2.01 ACRES, MORE OR LESS

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

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2005.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
BRANDI DUNNING
Printed Name

Witness Signature
Lisa F. Davis

Gordon P. Swanson L.S.
GORDON P. SWANSON
Address: 412 MARINE Dr
Pembroke Park, FL 33009

Robert D. Swanson L.S.
ROBERT D. SWANSON
Address: 2502 NW LAKE JEFFERY Rd.
LAKE CITY FL, 32055

Witness Signature

BRANDI DUNNING

Printed Name

Witness Signature

Brandy Sandage

Printed Name

BARBARA E. SWANSON L.S.

Address:

2502 NW LAKE JEFFERD

LAKE CITY, FL 32055-4772

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day Dec. of, 2005, by GORDON P. SWANSON, ROBERT D. SWANSON and BARBARA E. SWANSON, who are known to me or who have produced FL.DL. as identification.

Notary Public

My commission expires Lisa E. Davis

Inst:2005032004 Date:12/27/2005 Time:14:23
Doc Stamp-Deed : 0.70
DC,P.DeWitt Cason,Columbia County B:1069 P:1056

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for GORDON P. SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: GORDON P SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-850-3050 Date: 3/9/2017

→ Applicant/Owner's Signature: Gordon P Swanson

Print Name: GORDON P SWANSON

STATE OF FLORIDA
COUNTY OF Broward

The Foregoing insturment was acknoeledged before me this 9th day of March, 20 17 by Mackeda Paulos, whom is personally known by me ___ OR produced identification ___.
Type of Identification Produced ___

MACKEDA PAULOS
MY COMMISSION # FF935053
EXPIRES November 09, 2019
(407) 398-0153 FloridaNotaryService.com

(Notary Signature) (SEAL)

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for BARBARA E SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: BARBARA E SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-292-4677 Date: 3/15/2017

Applicant/Owner's Signature: BE Swanson

Print Name: BARBARA E SWANSON

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 15 day of March, 2017. by Barbara Swanson whom is personally known by me ____ OR produced identification ✓
Type of Identification Produced S525 D654866200 FLDL.

Yolanda Wormely
(Notary Signature) (SEAL)

YOLANDA S. WORMELY
Commission # FF 955504
Expires January 28, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint BARBARA E SWANSON
(Name of Person to Act as my Agent)

for ROBERT D. SWANSON
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for PROPERTY VARIANCE & PROPERTY REPLATTING
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: ROBERT D SWANSON

Applicant/Owner's Title: —

On Behalf of: —
(Company Name, if applicable)

Telephone: 954-292-4677 Date: 3/15/2017

Applicant/Owner's Signature: Robert D. Swanson

Print Name: ROBERT D. SWANSON

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 15 day of March, 2017 by Robert Swanson whom is personally known by me ___ OR produced identification ✓
Type of Identification Produced FLDL S526764480020

Yolanda Wormely
(Notary Signature) (SEAL)

YOLANDA S. WORMELY
Commission # FF 955504
Expires January 28, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Ronnie Brannon, Tax Collector

Proudly Serving The People of Columbia County

Site Provided by... govenmax.com I.12

Tax Record

print

Account Number 1 of 1

Last Update: 3/17/2017 10:18:20 AM EDT

Details
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions
Tax Search
Local Business Tax
Contact Us
County Login
Home

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
R02272-053	REAL ESTATE	2016

Mailing Address
SWANSON ROBERT D & BARBARA E &
GORDON P SWANSON
412 MARINE DR
PEMBROKE FL 33009

Property Address

GEO Number
233S16-02272-053

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)

23-3S-16 0000/0000 2.00 Acres COMM SE COR, RUN W 273.28 FT FOR POB, CONT W 81.06 FT TO E R/W OF A 60 FT PRIV EASEMENT, NW ALONG CURVE 61.32 FT, N 678.27 FT TO S R/W OF CR-250, SE ALONG R/W 173.09 FT, S 596.21 FT TO POB. (AKA PARCEL B-2) See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	11,245	0	$11,245	$90.13
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,245	0	$11,245	$8.41
LOCAL	4.5040	11,245	0	$11,245	$50.65
CAPITAL OUTLAY	1.5000	11,245	0	$11,245	$16.87
SUWANNEE RIVER WATER MGT DIST	0.4093	11,245	0	$11,245	$4.60
LAKE SHORE HOSPITAL AUTHORITY	0.9620	11,245	0	$11,245	$10.82
Total Millage	16.1383	**Total Taxes**			$181.48

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$53.74
	Total Assessments	$53.74
	Taxes & Assessments	$235.22

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2016	PAYMENT	1200499.0001	2016	$225.81

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

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Ronnie Brannon, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by... govemmax.com

Payment Receipt

Details
- Tax Record
- Legal Desc.
- Payment History
- Print Tax Bill NEW!
- Change of Address

Searches
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Site Functions
- Local Business Tax
- Contact Us
- County Login
- Home

Your payment has been processed successfully.

IMPORTANT! For future reference, please print this page to document the payment information on this screen.

Columbia County Tax Collector

Receipt Number:	901200028201711050796
Time Stamp:	2/28/2017 11:05:07 AM EST
Payment Type:	Electronic Check

Tax Record

Description	Amount
2016 Taxes for R02272-202	$334.36
Sub Total	$334.36
Convenience Fee	$0.00
Total Payment	$334.36

Printable View

Powered by MANATRON

Ronnie Brannon, Tax Collector

Proudly Serving The People of Columbia County

Site Provided by... govemmax.com I.11

Tax Record

print

Account Number 1 of 1

Last Update: 3/17/2017 4:17:52 PM EDT

Details
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

Searches
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions
Tax Search
Local Business Tax
Contact Us
County Login
Home

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
R02272-204	REAL ESTATE	2016

Mailing Address
SWANSON GORDON P
412 MARINE DR
PEMBROKE FL 33009

Property Address

GEO Number
233S16-02272-204

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

Legal Description (click for full description)

23-3S-16 0000/0000 2.01 Acres AKA PART OF LOT 2 BLOCK A HICKORY RIDGE S/D. COMM NW COR OF LOT 2 BLK A, RUN S 51 DEG E ALONG SW R/W OF CR 250 93.53 FT, S 20 DEG W 632.39 FT, N 39 DEG W 225.68 FT TO SE COR OF LOT 1, N 31 DEG E 557.86 FT TO POB. ORB 978-12, WD 1028-268 WD 1069-1055.

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	11,301	0	$11,301	$90.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,301	0	$11,301	$8.45
LOCAL	4.5040	11,301	0	$11,301	$50.90
CAPITAL OUTLAY	1.5000	11,301	0	$11,301	$16.95
SUWANNEE RIVER WATER MGT DIST	0.4093	11,301	0	$11,301	$4.63
LAKE SHORE HOSPITAL AUTHORITY	0.9620	11,301	0	$11,301	$10.87
Total Millage	16.1383	**Total Taxes**			$182.38

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	$53.74
	Total Assessments	$53.74
	Taxes & Assessments	$236.12

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2016	PAYMENT	1200499.0002	2016	$226.68

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

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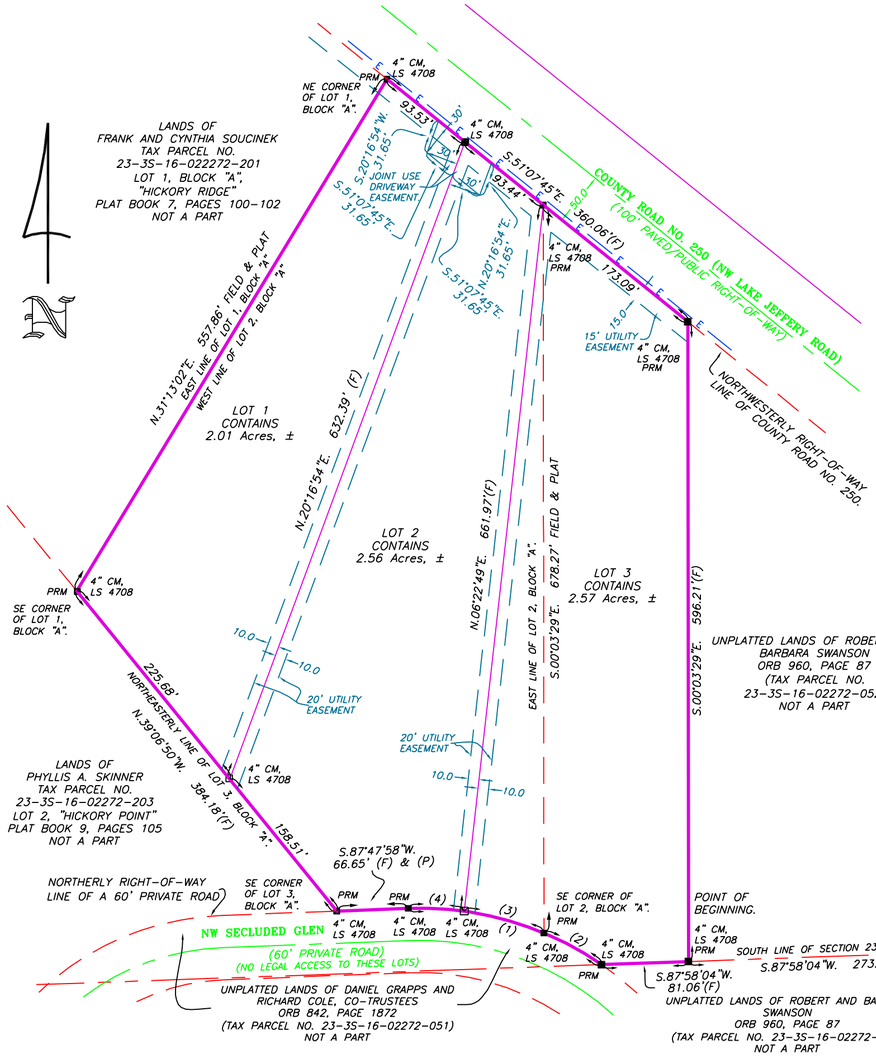
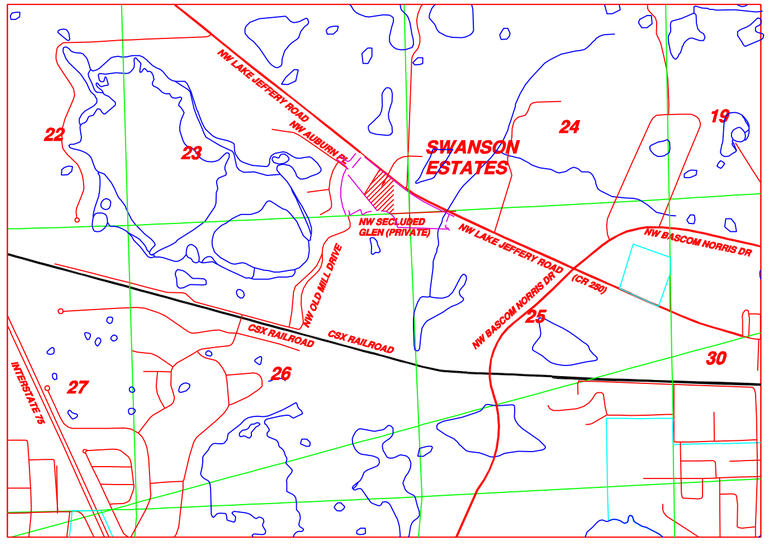
"SWANSON ESTATES"

A REPLAT OF LOT 2, BLOCK "A" OF "HICKORY RIDGE" A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 100–102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND ALSO BEING PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

PLAT BOOK _____PAGE _____

SHEET 1 OF 1.





LOCATION MAP
FROM 7.5 MINUTE SERIES QUADRANGLE MAP.
SCALE 1" = 2000'

Curve number 1	Curve number 2	Curve number 3	Curve number 4
Radius= 296.58'	Radius= 296.58'	Radius= 296.58'	Radius= 296.58'
Delta= 36°52'04"	Delta= 11°50'49"	Delta= 14°55'04"	Delta= 10°06'12"
Arc= 190.84'	Arc= 61.32'	Arc= 77.22'	Arc= 52.30'
Tangent= 98.85'	Tangent= 30.77'	Tangent= 38.83'	Tangent= 26.22'
Chord= 187.56'	Chord= 61.21'	Chord= 77.00'	Chord= 52.23'
Chord Brg.= S.73°46'00"E.	Chord Brg.= N.61°15'23"W.	Chord Brg.= N.74°38'19"W.	Chord Brg.= N.87°08'56"W.

DESCRIPTION:
PART OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND INCLUDING LOT 2 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100–102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT MARKING THE SE CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.87 DEGREES 58'04"W., ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 273.28 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.87 DEGREES 58'04"W., STILL ALONG SAID SOUTH LINE, 81.06 FEET TO A CONCRETE MONUMENT, LS 4708, BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 60 FOOT WIDE PRIVATE ROAD KNOWN AS NW SECLUDED GLEN, SAID RIGHT-OF-WAY BEING DEFINED BY A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 296.58 FEET AND A CENTRAL ANGLE OF 36 DEGREES 52'04" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.73 DEGREES 46'00"W. AND A CHORD LENGTH OF 187.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 190.84 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87 DEGREES 47'58"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 66.65 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 3 OF BLOCK "A" OF "HICKORY RIDGE", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 100–102 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.39 DEGREES 06'50"W., ALONG THE MONUMENTED EAST LINE OF SAID LOT 3, A DISTANCE OF 384.18 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LOT 1 OF BLOCK "A" OF SAID "HICKORY RIDGE"; THENCE N.31 DEGREES 13'02"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE MONUMENTED SOUTH-WESTERLY RIGHT-OF-WAY LINE OF NW LAKE JEFFERY ROAD AND MARKING THE NE CORNER OF SAID LOT 1; THENCE S.51 DEGREES 07'45"E., ALONG SAID RIGHT-OF-WAY LINE, 360.06 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.00 DEGREES 03'29"E., 596.21 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 7.14 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED _____, A.D.

_____
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025
(386) 758-9831

0 25 50 100 200
GRAPHIC SCALE

FIELD SURVEY DATE APRIL 13, 2017.

DATE DRAWN APRIL 13, 2017.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR LOT 2, BLOCK "A", HICKORY RIDGE".
2. BEARINGS BASED ON SAID PREVIOUS SURVEY USING S.00°03'29"E. FOR THE EAST LINE OF SAID LOT 2.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAPS DATED FEBRUARY 4, 2009, COMMUNITY PANEL NUMBER 12023C0283C.
4. THIS CONSTITUTES A MINOR SUBDIVISION AS PER COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
5. MINIMUM ACREAGE OF PLATTED LOTS IS 0.50 ACRES.
6. WASTE WATER DISPOSAL IS TO BE INDIVIDUAL SEPTIC TANKS.
7. WATER SOURCE TO BE INDIVIDUAL WELLS.
8. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
9. CLOSURE OF FIELD SURVEY IS 1/56,831.
10. ZONING IS RSF-2, LAND USE "RESIDENTIAL LOW DENSITY".
11. PRELIMINARY PLAT APPROVED _____ .
12. LENGTH TO WIDTH RATIO VARIANCE APPROVED _____.

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS ___ DAY OF _____, A.D., BEFORE ME PERSONALLY APPEARED ROBERT D. SWANSON AND BARBARA E. SWANSON, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS AND HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:_____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS ___ DAY OF _____, A.D., BEFORE ME PERSONALLY APPEARED GORDON P. SWANSON, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:_____

CERTIFICATE OF COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS ___ DAY OF _____, A.D., _____, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS _____, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA, AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

SIGNED:_____

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL PUBLIC RIGHT-OF-WAY LINES THAT ABUTT LOTS. THERE IS ALSO A 10' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES WHICH IN COMBINATION CREATES A 20' WIDE PUBLIC UTILITY EASEMENT. THESE EASEMENTS ARE GRAPHICALLY DEPICTED ON THE PLAT.

BUILDING SETBACKS / MINIMUM YARD REQUIREMENTS SHALL MEET THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

MINIMUM FLOOR ELEVATIONS:
SHALL MEET COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS_____DAY OF_____, A.D.

_____
CHAIRMAN

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED_____, AD. _____
COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS _____DAY OF_____, A.D., IN PLAT BOOK_____PAGE_____.

_____
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT ROBERT D. SWANSON, BARBARA E. SWANSON AND GORDON P. SWANSON, AS OWNERS, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "SWANSON ESTATES", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

_____	_____	_____
WITNESS AS TO OWNER	WITNESS AS TO OWNER	ROBERT D. SWANSON
_____	_____	_____
WITNESS AS TO OWNER	WITNESS AS TO OWNER	BARBARA E. SWANSON
_____	_____	_____
WITNESS AS TO OWNER	WITNESS AS TO OWNER	GORDON P. SWANSON

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

"I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT."

DATED_____, AD_____
PUBLIC WORKS DIRECTOR

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—x—	WIRE FENCE
—℄—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
— ctv —	CABLE TV LINE (OVERHEAD)
—o—o—	CHAIN LINK FENCE
—o—o—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊗	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
⊟	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP

DEVELOPERS / OWNERS:
ROBERT AND BARBARA SWANSON
2502 NW LAKE JEFFERY ROAD
LAKE CITY, FLORIDA 32055
386-755-0299

GORDON P. SWANSON
412 MARINE DRIVE
PEMBROKE, FLORIDA 33009

PLAT PREPARED BY
MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
120 NW BURK AVE. STE. 103
LAKE CITY, FLA. 32055
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO#_10-181_____

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
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 The Bo
Count C
items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: **May 11, 2017May 11, 2017** **Meeting Date:** **May 18, 2017**

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

Di sion Manager's Signature:

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

Request for additional paving -$338,610Request for additional paving -$338,610Request for additional paving -$

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

2. iscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?

- [ ] N/A
- [ ] Yes Account No.
- [X] No Please list the proposed budget amendment to fund this No requestrequest

Budget Amendment Number:Bu **BA 17-50** **Fund:** **303-ROAD IMPROVEMENT FUND**

FROM:	TO:	AMOUNT:
303-8078-541.	303-8078-541.60-63303-8078-541.60-63	PendingPending
		$338,610.00

or Use of County Manger Only:For U

- [ ] Consent ItemCc
- [X] Discussion
- Dis

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

Memo

Date: **May 11, 2017**

To: **Rusty DePratter, Commissioner**

From: **Kevin Kirby, Assistant County Manager**

RE: **Paving Request**

I have been requested to work up the costs for paving additional roads adjacent to Brim Road. The project would consist of four (4) small roads (1.58 miles) as identified on the attached map. The contractor for Brim Road is willing to apply the same schedule of costs to these additional roads as is being used on Brim Road.

The current balance in the Brim Road accounts is $2,182,792. Funds needed for Brim Road are $1,789,361 leaving a balance of $393,431.

Also attached is an estimate for the additional paving at a cost of $485,751.04. By doing this additional paving while paving Brim Road, the MOT and Mobilization of $56,250 can be eliminated. In addition, county staff will provide the labor for items 2-6. The hard costs for items 2-6 would be approximately $50,000. Therefore, the hard costs for the additional paving would cost $338,610.

By utilizing the funds to perform this additional work, the county would save approximately $147,000 over performing the stated work in the future.

SW PARKER LN
SW GOLDEN GLN
SW CHARLIE LN
SW MOLLIE TER
SW LEONARD TER
SW BRIM ST
SW RAMON CT
SW BARWICK TER
0
0.07
0.14
0.21
0.28
0.35
0.42
0.49
0.56
0.63
0.7 mi
Columbia County Property Appraiser
Jeff Hampton - Lake City, Florida 32055 | 386-758-1083

ESTIMATE PROVIDED BY KEVIN/KEN

Item #	Item Description	Unit Type	Units	Unit Cost	Unit Total
1	MOT and Mobilization	EA	1	$ 56,250.00	$ 56,250.00
2	Limerock (Avg 2" depth)	SY	9715	$ 2.50	$ 24,287.50
3	Limerock (Avg 4" depth)	SY	5114	$ 5.00	$ 25,570.00
4	Limerock (Avg 6" depth)	SY	3740	$ 7.50	$ 28,050.00
5	Ditch Construction	LS	1	$ 50,304.00	$ 50,304.00
6	Borrow	CY	1268	$ 10.00	$ 12,680.00
7	18" SideDrains	LF	1840	$ 43.00	$ 79,120.00
8	MES	EA	108	$ 390.00	$ 42,120.00
9	Asphalt	TN	1257	$ 103.00	$ 129,471.00
10	Sod	SY	6520	$ 1.95	$ 12,714.00
11	Seed and Mulch	SY	30742	$ 0.37	$ 11,374.54
12	Pavement Markings	LS	1	$ 13,810.00	$ 13,810.00

TOTAL **$ 485,751.04**

Less MOT/MOB and County Labor $147,142.00

$ 338,609.04

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERSCOLUMBIA COU
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 The Bo
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items are due in the Board's office one week prior to the meeting date.items are due in the Board's office one week prior t

Today's Date: May 11, 2017May 11, 2017 **Meeting Date:I May 18, 2017**

Name:I Jo Foreman Joel Foreman **Department: Co ty Attorney County Attorney**

Di sion Manager's Signature:D Ben Scott

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

Resolution 2017 R-13 providing for a limited-time Economic Development incentive for the Ellisville Utility Resc Service Area

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

2. iscal impact on current budget.2. Fiscal impact on curre

Is this a budgeted item?

- [X] N/A
- [ ] Yes Account No. _____
- [ ] No Please list the proposed budget amendment to fund this No requestrequest

Budget Amendment Number:Bu _____ **F d:** _____

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

or Use of County Manger Only:For U

[ ] Consent ItemCc [X] Discussion Dis

COLUMBIA COUNTY, FLORIDA
Office of the County Attorney

Joel F. Foreman
County Attorney

MEM RANDUM

To: Ben Scott

From: Jo F. Forem

Re: Res ution 2017 R-13
E isville Utility Serv rea Economic Development Incentive

Date: Ma 11, 2017

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ttached for inclusi he May 18, 2017 Board Agenda is a resolution providing for a temporary e onomic development ince ve or commercial development in the Ellisville area. I drafted this in a rdance with instructi s provided through the Board.

Please set this for d on and action. I will be happy to present this to the Board.

COLUMBIA COUNTY, FLORIDA
RESOLUTION NO. 2017 R-13

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, PROVIDING FOR A LIMITED-TIME ECONOMIC DEVELOPMENT INCENTIVE FOR NEW COMMERICAL CONSTRUCTION IN THE ELLISVILLE UTILITY SERVICE AREA

WHEREAS, pursuant to Florida Statutes section 125.045, the Board of County Commissioners for Columbia County, Florida, may expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose;

WHEREAS, the Board of County Commissioners for Columbia County, Florida, wishes to attract new business enterprises to the Ellisville Utility Service Area, as more particularly described herein;

WHEREAS, new businesses located within the Ellisville Utility Service Area and connecting to the County's utilities will increase usage of the water and sewer utilities in the area and such use will be beneficial to the County's utilities; and

WHEREAS, the Board has deliberated on the merits of the incentives provided herein and believes they are narrowly and carefully tailored to suit the Board's purpose.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Columbia County that:

Section 1. The recitals above are incorporated into this resolution.

Section 2. The geographic boundaries of the Ellisville Area, for purposes of this Resolution only, are such parcels of land currently or potentially served by County-owned potable water and sewer utilities located at and around the intersection of Interstate 75 and U.S. Highway 441 in Columbia County.

Section 3. Subject to the conditions below, and beginning on the date of adoption hereof continuing for a period of one hundred eighty (180) days hereafter, the County shall pay a one-time economic development incentive in the amount of FIFTEEN THOUSAND and 00/100

DOLLARS ($15,000.00) to the fee simple owner of any newly-constructed commercial building located in the Ellisville Area. To qualify for this incentive an applicant shall demonstrate in a manner satisfactory to the County Manager:

1. Proof of ownership of a parcel of land located within the Ellisville Area.
2. Proof of issuance of a building permit for new construction issued within the 180-day eligibility period provided herein.
3. Proof of commencement of construction of the permitted improvements within six (6) months of issuance of the building permit issued under section 2 hereof.
4. Proof that all permitted structures are to be constructed for commercial, non-residential use.
5. Proof that a water or sewer utility connection application, as applicable, has been submitted to the County Public Works Office together with proof of payment of all applicable charges and fees.

Section 4. This incentive shall be paid for each commercial building permit issued, subject to the limitations set forth in Section 3 above.

Section 5. The Board may, in its discretion, extend the eligibility period for this incentive by consideration and adoption of a separate resolution. Unless such extension is provided by resolution of the Board, no extension of time shall be valid or enforceable.

PASSED AND DULY ADOPTED this _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

By: _____
Ronald Williams, Chairman

ATTEST: _____
P. DeWitt Cason, Clerk of Courts

(SEAL)

Approval as to form:

_____
Joel F. Foreman, County Attorney