

# **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**

**June 01, 2017**

**5:30 P.M.**

*Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Commission regarding the Consent Agenda or any Discussion and Action Agenda Item shall complete one comment card for each item and submit the card or cards to County staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order.*

***Rules of decorum and rules for public participation are attached to the agenda handouts.***

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**Invocation (Commissioner Ronald Williams)**

**Pledge to U.S. Flag**

**Staff or Commissioner Additions or Deletions to Agenda**

**Approval of Agenda**

**Public Hearings**

**Brandon Stubbs, County Planner**

(1) LDR 16-03 - Ordinance 2016-24 - Request to Amend the Land Development Regulations by Creating Section 4.22.4 of the Columbia County Land Development Regulations - Entitled "Ellisville Overlay District" and Creating Map A-3 in Appendix "A" - Entitled "Ellisville Overlay District (p.3)

(2) SD 0178 - Request by Daniel Crapps, Trustee of Windswept Land Trust, Owner - Approval of Minor Subdivision Plat for "Windswept Industrial Park, Unit 4" - SW Windswept Glen - District 3 - Commissioner Bucky Nash (p.31)

**Public Comment on Agenda Items Only – 5 Minute Limit**

**Approval of Consent Agenda**

**Adoption of Consent Agenda**

## **Discussion and Action Items**

Richard Powell, CPA

- (1) Presentation of 2015-2016 Audit (p.65)

Scott Ward, Assistant County Manager - Administration

- (2) Approve Columbia County Behavioral Health Transportation Plan (p.91)

Kevin Kirby, Assistant County Manager - Operations

- (3) Options for Additional Funding of SW King St/SW Mauldin Ave (p.98)

Joel Foreman, County Attorney

- (4) Request for Eminent Domain Resolution - Herlong Road Project (p.153)

Ben Scott, County Manager

- (5) Property Acquisition Guidelines (p.161)

## **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:** 5/26/2017 **Meeting Date:** 6/1/2017

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

**Division Manager's Signature:** 

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

LDR 16 03 - Ordinance 2016-24 - A request by the Board of County Commissioners to amend the text of the Land Development Regulations by creating Section 4.22.4 of the Columbia County Land Development Regulations, entitled "Ellisville Overlay District" and creating Map A-3 in Appendix "A", entitled "Ellisville Overlay District."

A neighborhood meeting was held on April 13, 2017 at the Mason City Community Center. Notice was given to all affected property owners. Approximately 12 members of the community attended the neighborhood meeting. At the neighborhood meeting, no members spoke in opposition of the proposed amendment; however, the County received one letter of opposition from Terry Dicks (included in the agenda packet). The County did receive a letter of support along with proposed changes from Sayed Moukhtara.

The Planning & Zoning Board held a public hearing on May 25, 2017 and recommend approval of the proposed amendment to the Board of County Commissioners, with the following consideration: Certain aesthetic changes are subject to compliance with the Ellisville Overlay District regulations regardless of value, including but not limited to: 1) Facade Color, 2) Screening, 3) Roofing Materials, 4) Landscaping and Buffering, 5) Signage, and 6) Exterior Lighting; and, to limit flashing or excessive neon and garish lighting.

**2. Recommended Motion/Action:**

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**3. Fiscal impact on current budget.**

This item has no effect on the current budget.

**ORDINANCE NO. 2016-24**

**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 16-03, BY BOARD OF COUNTY COMMISSIONERS; CREATING SECTION 4.22.4 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; CREATING MAP A-3 IN APPENDIX A, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; 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 concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

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

WHEREAS, the Board of County Commissioners has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County 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 comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners 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 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. Application. Pursuant to application, LDR 16-03, by Board of County Commissioners, Section 4.22.4 of the Land Development Regulations is hereby created, as follows:

4.22.4 Ellisville Overlay District

4.22.4.1 General Purpose. In order to promote an attractive, vibrant, and economically prosperous development in the Ellisville Interstate-75 and U.S. Highway 441 interchange area, Columbia County hereby creates the Ellisville Overlay District for the purpose of:

1. Promote economic development;
2. Promote attractive, vibrant, and economically prosperous development;
3. Promote consistent and harmonious design standards in order to unify the visual quality of the Ellisville Overlay District;
4. Create visual quality in the Interstate-75/U.S. Highway 441 interchange area.
5. Enhance property values;
6. Protect public health, safety, and welfare.

4.22.4.2 Applicability.

1. The regulations in this section shall apply to the following area:

All commercially zoned properties, wholly or partially, located within the Ellisville Water System Boundary, being more particularly described as follows:

The south half of Sections 34 and 35, Township 5 South, Range 17 East; The south half of Section 36 as lying west of the Santa Fe River, Township 5 South, Range 17 East; Sections 1 and 12 as lying west of the Santa Fe River, Township 6 South, Range 17 East; and, Sections 2, 3, 10, and 11, Township 6 South, Range 17 East, Columbia County, Florida.

2. The regulations in this section shall apply to the entire parcel whether all or a portion of a parcel is located within the Ellisville Overlay District.
3. The regulations in the section shall apply to all properties located in the Ellisville Overlay District with a commercial zoning designation.
4. Existing legally approved development on property located within the Ellisville Overlay District shall be considered to be a legal non-conformity subject to the nonconformity requirements set forth in Article 2.

4.22.4.3 Exemptions.

1. All properties with an agriculture or residential zoning designation.

4.22.4.4 Prohibited Uses.

1. Outdoor Display and Sales, except the outdoor display and sales of automobiles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment.
2. Outdoor Repair of Vehicles, including automobiles, trucks and tractors, boats, heavy machinery and equipment.
3. Outdoor Storage in the front, street-facing, and side yards.

#### 4.22.4.4 Development Standards.

##### 1. Building Design, Orientation, and Façade.

- a. Architectural elevations plans, drawn to scale, shall be required for all development involving exterior renovation or new construction
- b. When two (2) or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.
- c. All accessory structures shall be of comparable design and building materials to the principal structure.
- d. Glazing.
  - a. Twenty (20) percent of the front façade when facing a street or publically-accessible parking area.
  - b. Fifteen (15) percent of any façade that faces lands agriculturally or residentially zoned.
- e. Massing.
  - a. Offset required. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every thirty-five (35) feet. Each offset shall have a minimum width of ten (10) feet.
  - b. Offset alternatives. The following alternatives can be utilized in place of the required front façade offsets:
    - i. Pilasters having a minimum depth of one (1) foot, a minimum width of one (1) foot, and a minimum height of eighty (80) percent of the façade height; and/or,
    - ii. Roofline changes when coupled with correspondingly aligned façade material changes.
  - c. Material design. A minimum of twenty-five (25) percent of the materials utilized for each side façade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).
  - d. Prohibited materials. The following materials shall be prohibited:
    - i. Metal or vinyl siding on any front or street-facing façade and on more than fifty (50) percent of any façade when visible from agriculturally or residentially zoned lands;
    - ii. Exposed smooth finished concrete block on any front or street-facing façade and on more than fifty (50) percent of any façade when visible from agriculturally or residentially zoned lands; and,
    - iii. Exposed split face concrete block on more than sixty (60) percent of any façade.

##### 2. Façade Colors.

- a. Façade color schemes for all buildings and structures shall be low reflectance, subtle, earth and/or neutral tones. High intensity colors, bright colors, metallic colors, black, or fluorescent colors are prohibited except for building trim.
3. Screening.
- a. Dumpster Pads.
    - i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of six (6) feet within three (3) years.
  - b. Mechanical Equipment.
    - i. Solid fence at least three (3) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of three (3) feet within three (3) years.
  - c. Outdoor Storage.
    - i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials. Located in rear yards only.
4. Fencing.
- a. With the exception of ornamental fencing, fences erected on properties with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.
5. Landscaping and Buffering
- a. All properties with frontage along U.S. 441 shall provide a ten (10) foot arterial buffer along U.S. 441 meeting the following requirements:
    - i. A minimum of one (1) canopy tree per every sixty (60) feet of frontage along U.S. 441;
    - ii. A minimum of one (1) understory tree per sixty (60) feet of frontage along U.S. 441; and,
    - iii. A row of shrubs along the entire frontage of U.S. 441 (excluding driveway areas and areas within the vision triangle).
  - b. Parking lots shall provide landscaping contain a minimum of twenty (20) percent of the total parking lot area and shall meet the following requirement:

- i. A minimum of ten (10) percent of the required parking lot landscaping shall be planted within the interior of the parking lot;
      - ii. One (1) canopy tree shall be required per every 400 square foot of parking area;
      - iii. One (1) understory tree shall be required per every 500 square foot of parking area;
      - iv. Ten (10) shrubs shall be required per every canopy tree; and,
      - v. Groundcover (i.e. mulch, flowers, juniper, jasmine, and similar native ground cover) shall be provided in the remaining require parking lot landscape areas.
    - c. Canopy and Understory Trees are as follows:
      - i. Canopy Trees: Live Oak, White Oak, Maple, Hickory. Red Bay, Loblolly Bay, Ash, or similar native species which obtain a minimum height of fifty (50) feet. Pine trees are not permitted.
      - ii. Understory Trees: Juniper, Birch, Redbud, Fig, Sparkleberry, Crape Myrtle, or other similar native species which obtain a minimum height of eight (8) feet.
- 6. Loading Areas.
  - a. Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.
- 7. Signage.
  - a. Freestanding Signs.
    - i. All freestanding signs located in the front yard along U.S. Highway 441 (between the front façade and U.S. Highway 441) shall be designed as monument or ground signs and shall have continuous support between the ground and the bottom of the sign; and,
    - ii. Shall be composed of materials identical to or similar in appearance, color and texture to the materials used in the building to which the sign is accessory.
  - b. Wall Signs.
    - i. Wall signs shall not comprise of more than ten (10) percent of the square footage of the front façade;
    - ii. In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises;
    - iii. Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet; and,
    - iv. Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.



c. Window Signs.

- i. Signage on any individual window shall not comprise more than 25 percent of the window area.

8. Nonconformities.

- a. Any building or structure subject to these regulations, as defined in Section 4.22.4.2, that is not in conformance with the requirements of this section shall be required to comply with the standards of this section under the following circumstances:
  - a. Remodeling in any continuous 12-month period when the cost of the remodel is 50 percent or more of the Fair Market Value ("FMV") or Certified Building Value as established by the Columbia County Property Appraiser; or,
  - b. When remodeling 50 percent or more of the front façade in any continuous 12-month period.

Section 2. Pursuant to an application, LDR 16-03, by the Board of County Commissioners, Map A-3 of Appendix A of the Land Development Regulations is hereby created as depicted in Exhibit "A" attached hereto.

Section 3. 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 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 6. 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 on first reading the 1st day of June 2017.

PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting,  
by the Board of County Commissioners this 15<sup>th</sup> day of June 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

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P. DeWitt Cason, County Clerk

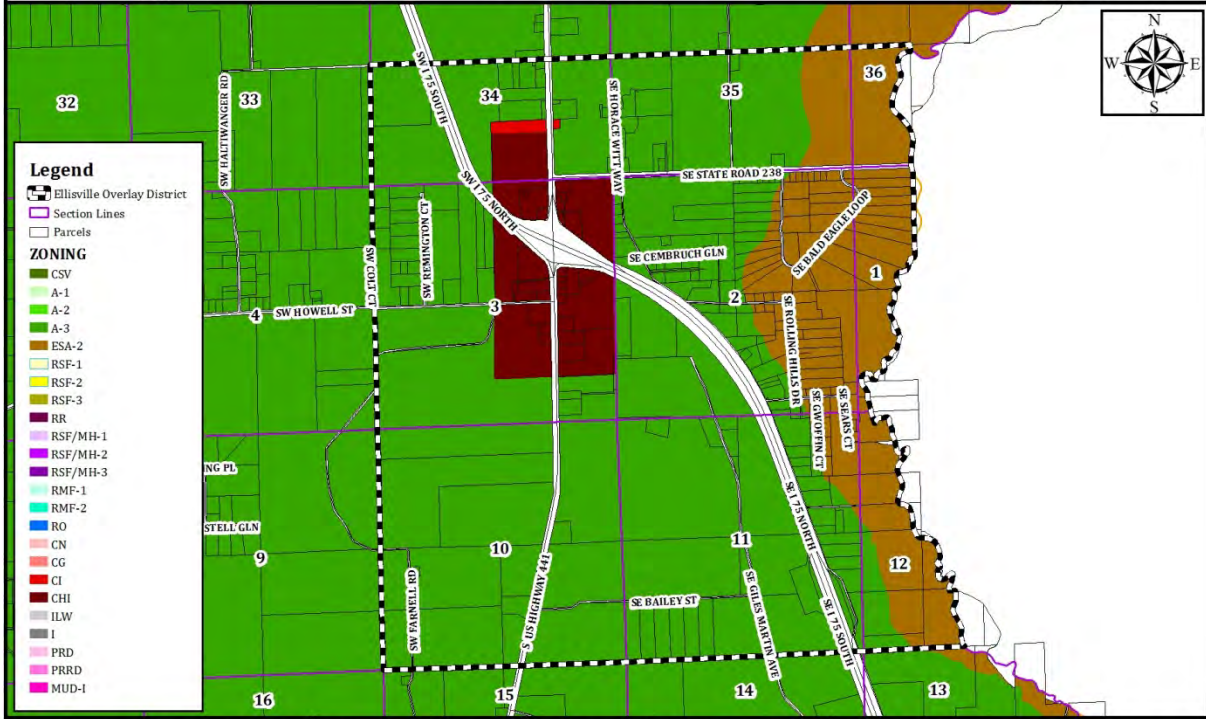
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Ronald Williams, Chairman

**Exhibit "A"**

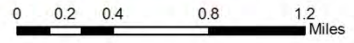


# Map A-3 Ellisville Overlay District



Prepared By: Brandon M. Stubbs  
Columbia County Building & Zoning Department  
Prepared on August 2016

DISCLAIMER: The data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use is the sole responsibility of the requestor. Columbia County makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.



**RESOLUTION NO. PZ/LPA LDR 16-03**

**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; CREATING SECTION 4.22.4 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; CREATING MAP A-3 IN APPENDIX A, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; 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 16-03, by the Board of County Commissioners, Section 4.22.4 of the Land Development Regulations is hereby created as follows:

#### 4.22.4 Ellisville Overlay District

4.22.4.1 General Purpose. In order to promote an attractive, vibrant, and economically prosperous development in the Ellisville Interstate-75 and U.S. Highway 441 interchange area, Columbia County hereby creates the Ellisville Overlay District for the purpose of:

1. Promote economic development;
2. Promote attractive, vibrant, and economically prosperous development;
3. Promote consistent and harmonious design standards in order to unify the visual quality of the Ellisville Overlay District;
4. Create visual quality in the Interstate-75/U.S. Highway 441 interchange area.
5. Enhance property values;
6. Protect public health, safety, and welfare.

#### 4.22.4.2 Applicability.

1. The regulations in this section shall apply to the following area:

All commercially zoned properties, wholly or partially, located within the Ellisville Water System Boundary, being more particularly described as follows:

The south half of Sections 34 and 35, Township 5 South, Range 17 East; The south half of Section 36 as lying west of the Santa Fe River, Township 5 South, Range 17 East; Sections 1 and 12 as lying west of the Santa Fe River, Township 6 South, Range 17 East; and, Sections 2, 3, 10, and 11, Township 6 South, Range 17 East, Columbia County, Florida.

2. The regulations in this section shall apply to the entire parcel whether all or a portion of a parcel is located within the Ellisville Overlay District.
3. The regulations in the section shall apply to all properties located in the Ellisville Overlay District with a commercial zoning designation.
4. Existing legally approved development on property located within the Ellisville Overlay District shall be considered to be a legal non-conformity subject to the nonconformity requirements set forth in Article 2.

#### 4.22.4.3 Exemptions.

1. All properties with an agriculture or residential zoning designation.

#### 4.22.4.4 Prohibited Uses.

1. Outdoor Display and Sales, except the outdoor display and sales of automobiles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment.

2. Outdoor Repair of Vehicles, including automobiles, trucks and tractors, boats, heavy machinery and equipment.
3. Outdoor Storage in the front, street-facing, and side yards.

#### 4.22.4.4 Development Standards.

1. Building Design, Orientation, and Façade.
  - a. Architectural elevations plans, drawn to scale, shall be required for all development involving exterior renovation or new construction
  - b. When two (2) or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.
  - c. All accessory structures shall be of comparable design and building materials to the principal structure.
  - d. Glazing.
    - a. Twenty (20) percent of the front façade when facing a street or publically-accessible parking area.
    - b. Fifteen (15) percent of any façade that faces lands agriculturally or residentially zoned.
  - e. Massing.
    - a. Offset required. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every thirty-five (35) feet. Each offset shall have a minimum width of ten (10) feet.
    - b. Offset alternatives. The following alternatives can be utilized in place of the required front façade offsets:
      - i. Pilasters having a minimum depth of one (1) foot, a minimum width of one (1) foot, and a minimum height of eighty (80) percent of the façade height; and/or,
      - ii. Roofline changes when coupled with correspondingly aligned façade material changes.
    - c. Material design. A minimum of twenty-five (25) percent of the materials utilized for each side façade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).
    - d. Prohibited materials. The following materials shall be prohibited:
      - i. Metal or vinyl siding on any front or street-facing façade and on more than fifty (50) percent of any façade when visible from agriculturally or residentially zoned lands;
      - ii. Exposed smooth finished concrete block on any front or street-facing façade and on more than fifty (50)

percent of any façade when visible from agriculturally or residentially zoned lands; and,

- iii. Exposed split face concrete block on more than sixty (60) percent of any façade.

## 2. Façade Colors.

- a. Façade color schemes for all buildings and structures shall be low reflectance, subtle, earth and/or neutral tones. High intensity colors, bright colors, metallic colors, black, or fluorescent colors are prohibited except for building trim.

## 3. Screening.

### a. Dumpster Pads.

- i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
- ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of six (6) feet within three (3) years.

### b. Mechanical Equipment.

- i. Solid fence at least three (3) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
- ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of three (3) feet within three (3) years.

### c. Outdoor Storage.

- i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials. Located in rear yards only.

## 4. Fencing.

- a. With the exception of ornamental fencing, fences erected on properties with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

## 5. Landscaping and Buffering

- a. All properties with frontage along U.S. 441 shall provide a ten (10) foot arterial buffer along U.S. 441 meeting the following requirements:
  - i. A minimum of one (1) canopy tree per every sixty (60) feet of frontage along U.S. 441;

- ii. A minimum of one (1) understory tree per sixty (60) feet of frontage along U.S. 441; and,
    - iii. A row of shrubs along the entire frontage of U.S. 441 (excluding driveway areas and areas within the vision triangle).
  - b. Parking lots shall provide landscaping contain a minimum of twenty (20) percent of the total parking lot area and shall meet the following requirement:
    - i. A minimum of ten (10) percent of the required parking lot landscaping shall be planted within the interior of the parking lot;
    - ii. One (1) canopy tree shall be required per every 400 square foot of parking area;
    - iii. One (1) understory tree shall be required per every 500 square foot of parking area;
    - iv. Ten (10) shrubs shall be required per every canopy tree; and,
    - v. Groundcover (i.e. mulch, flowers, juniper, jasmine, and similar native ground cover) shall be provided in the remaining require parking lot landscape areas.
  - c. Canopy and Understory Trees are as follows:
    - i. Canopy Trees: Live Oak, White Oak, Maple, Hickory. Red Bay, Loblolly Bay, Ash, or similar native species which obtain a minimum height of fifty (50) feet. Pine trees are not permitted.
    - ii. Understory Trees: Juniper, Birch, Redbud, Fig, Sparkleberry, Crape Myrtle, or other similar native species which obtain a minimum height of eight (8) feet.
- 6. Loading Areas.
  - a. Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.
- 7. Signage.
  - a. Freestanding Signs.
    - i. All freestanding signs located in the front yard along U.S. Highway 441 (between the front façade and U.S. Highway 441) shall be designed as monument or ground signs and shall have continuous support between the ground and the bottom of the sign; and,
    - ii. Shall be composed of materials identical to or similar in appearance, color and texture to the materials used in the building to which the sign is accessory.
  - b. Wall Signs.
    - i. Wall signs shall not comprise of more than ten (10) percent of the square footage of the front façade;

- ii. In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises;
- iii. Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet; and,
- iv. Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.

c. Window Signs.

- i. Signage on any individual window shall not comprise more than 25 percent of the window area.

8. Nonconformities.

- a. Any building or structure subject to these regulations, as defined in Section 4.22.4.2, that is not in conformance with the requirements of this section shall be required to comply with the standards of this section under the following circumstances:
  - a. Remodeling in any continuous 12-month period when the cost of the remodel is 50 percent or more of the Fair Market Value ("FMV") or Certified Building Value as established by the Columbia County Property Appraiser; or,
  - b. When remodeling 50 percent or more of the front façade in any continuous 12-month period.

**Section 2.** Pursuant to an application, LDR 16-03, by the Board of County Commissioners, Map A-3 of Appendix A of the Land Development Regulations is hereby created as depicted in Exhibit "A" attached hereto.

**Section 3.** All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

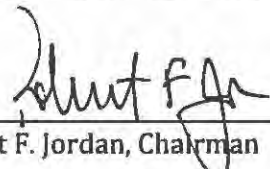
**Section 4.** This resolution shall become effective upon adoption.

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 25<sup>th</sup> day of May 2017.

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

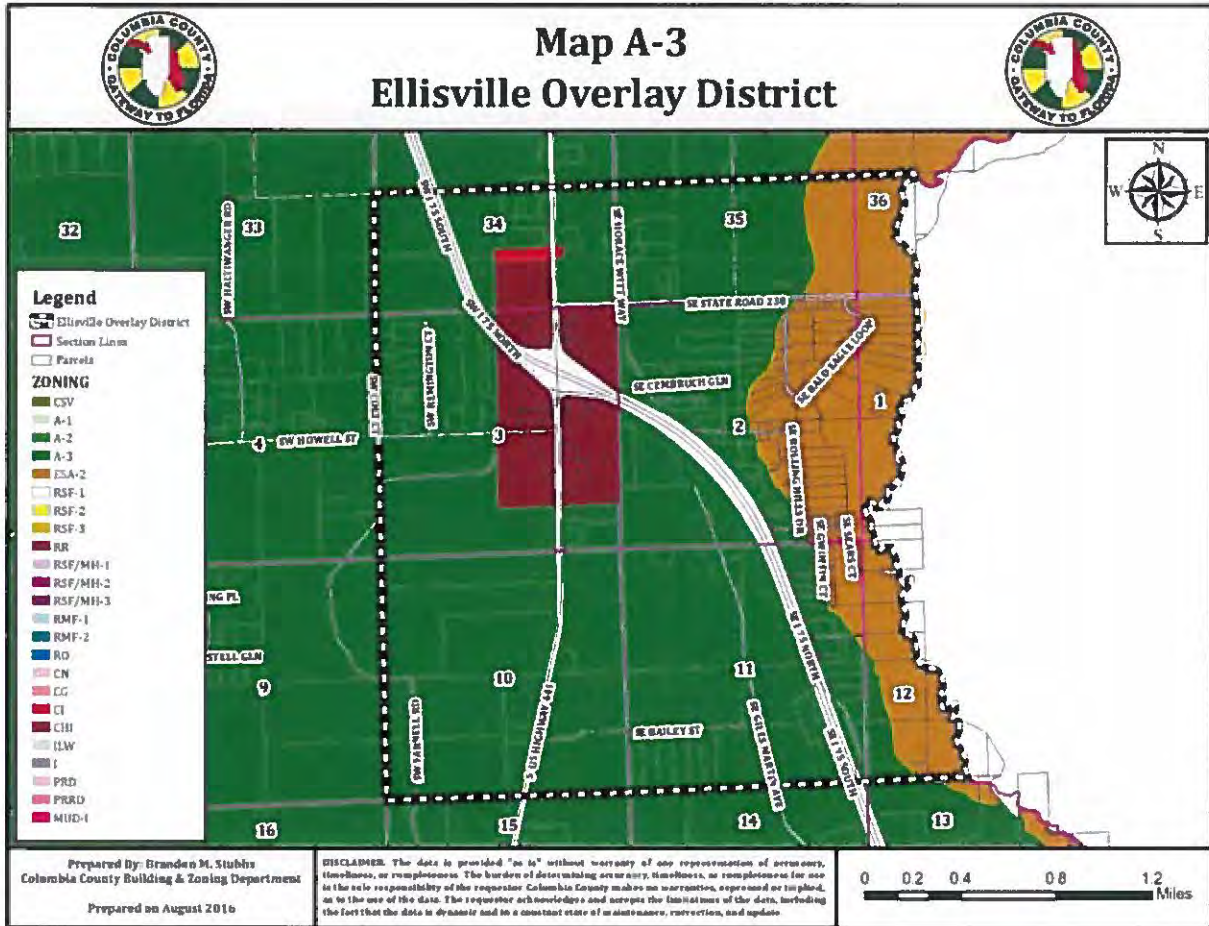
Attest:

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

  
\_\_\_\_\_  
Robert F. Jordan, Chairman



# Exhibit "A"





# Columbia County Gateway to Florida

<b>FOR PLANNING USE ONLY</b>	
Application #	LDR 16 03
Application Fee	\$1,250.00
Receipt No.	N/A
Filing Date	8-3-16
Completeness Date	8-3-16

## Land Development Regulation Text Amendment Application

### A. APPLICANT INFORMATION

1. Applicant Status  Applicant  Agent
2. Name of Applicant(s): Board of County Commissioners Title: \_\_\_\_\_  
 Company name (if applicable): Columbia County \_\_\_\_\_  
 Mailing Address: P.O. Box 1529 \_\_\_\_\_  
 City: Lake City State: FL Zip: 32056-1529  
 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: No \_\_\_\_\_  
 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 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.

**Bucky Nash**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

**August 3, 2016**

Date

# Proposed Ellisville Overlay District Regulations

## 4.22.4 Ellisville Overlay District

4.22.4.1 General Purpose. In order to promote an attractive, vibrant, and economically prosperous development in the Ellisville Interstate-75 and U.S. Highway 441 interchange area, Columbia County hereby creates the Ellisville Overlay District for the purpose of:

1. Promote economic development;
2. Promote attractive, vibrant, and economically prosperous development;
3. Promote consistent and harmonious design standards in order to unify the visual quality of the Ellisville Overlay District;
4. Create visual quality in the Interstate-75/U.S. Highway 441 interchange area.
5. Enhance property values;
6. Protect public health, safety, and welfare.

## 4.22.4.2 Applicability.

1. The regulations in this section shall apply to the following area:

All commercially zoned properties, wholly or partially, located within the Ellisville Water System Boundary, being more particularly described as follows:

The south half of Sections 34 and 35, Township 5 South, Range 17 East; The south half of Section 36 as lying west of the Santa Fe River, Township 5 South, Range 17 East; Sections 1 and 12 as lying west of the Santa Fe River, Township 6 South, Range 17 East; and, Sections 2, 3, 10, and 11, Township 6 South, Range 17 East, Columbia County, Florida.

2. The regulations in this section shall apply to the entire parcel whether all or a portion of a parcel is located within the Ellisville Overlay District.
3. The regulations in the section shall apply to all properties located in the Ellisville Overlay District with a commercial zoning designation.
4. Existing legally approved development on property located within the Ellisville Overlay District shall be considered to be a legal non-conformity subject to the nonconformity requirements set forth in Article 2.

## 4.22.4.3 Exemptions.

1. All properties with an agriculture or residential zoning designation.

## 4.22.4.4 Prohibited Uses.

1. Outdoor Display and Sales, except the outdoor display and sales of automobiles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment.
2. Outdoor Repair of Vehicles, including automobiles, trucks and tractors, boats, heavy machinery and equipment.
3. Outdoor Storage in the front, street-facing, and side yards.

# Proposed Ellisville Overlay District Regulations

## 4.22.4.4 Development Standards.

### 1. Building Design, Orientation, and Façade.

- a. Architectural elevations plans, drawn to scale, shall be required for all development involving exterior renovation or new construction
- b. When two (2) or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.
- c. All accessory structures shall be of comparable design and building materials to the principal structure.
- d. Glazing.
  - i. Twenty (20) percent of the front façade when facing a street or publically-accessible parking area.
  - ii. Fifteen (15) percent of any façade that faces lands agriculturally or residentially zoned.
- e. Massing.
  - i. Offset required. Front facades and street-facing facades shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every thirty-five (35) feet. Each offset shall have a minimum width of ten (10) feet.
  - ii. Offset alternatives. The following alternatives can be utilized in place of the required front façade offsets:
    1. Pilasters having a minimum depth of one (1) foot, a minimum width of one (1) foot, and a minimum height of eighty (80) percent of the façade height; and/or,
    2. Roofline changes when coupled with correspondingly aligned façade material changes.
  - iii. Material design. A minimum of twenty-five (25) percent of the materials utilized for each side façade and the rear façade shall be the same as the materials utilized for the front or street-facing façade(s).
  - iv. Prohibited materials. The following materials shall be prohibited:
    1. Metal or vinyl siding on any front or street-facing façade and on more than fifty (50) percent of any façade when visible from agriculturally or residentially zoned lands;
    2. Exposed smooth finished concrete block on any front or street-facing façade and on more than fifty (50) percent of any façade when visible from agriculturally or residentially zoned lands; and,
    3. Exposed split face concrete block on more than sixty (60) percent of any façade.

## Proposed Ellisville Overlay District Regulations

2. Façade Colors.
  - a. Façade color schemes for all buildings and structures shall be low reflectance, subtle, earth and/or neutral tones. High intensity colors, bright colors, metallic colors, black, or fluorescent colors are prohibited except for building trim.
3. Screening.
  - a. Dumpster Pads.
    - i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of six (6) feet within three (3) years.
  - b. Mechanical Equipment.
    - i. Solid fence at least three (3) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials; or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, hedge-like, barrier and attaining a minimum height of three (3) feet within three (3) years.
  - c. Outdoor Storage.
    - i. Solid fence at least six (6) feet in height. Fences shall be constructed of wood, masonry, stone, finished (non-reflective) metal fence, or a fence constructed of other similar materials. Located in rear yards only.
4. Fencing.
  - a. With the exception of ornamental fencing, fences erected on properties with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.
5. Landscaping and Buffering
  - a. All properties with frontage along U.S. 441 shall provide a ten (10) foot arterial buffer along U.S. 441 meeting the following requirements:
    - i. A minimum of one (1) canopy tree per every sixty (60) feet of frontage along U.S. 441;
    - ii. A minimum of one (1) understory tree per sixty (60) feet of frontage along U.S. 441; and,

## Proposed Ellisville Overlay District Regulations

- iii. A row of shrubs along the entire frontage of U.S. 441 (excluding driveway areas and areas within the vision triangle).
  - b. Parking lots shall provide landscaping contain a minimum of twenty (20) percent of the total parking lot area and shall meet the following requirement:
    - i. A minimum of ten (10) percent of the required parking lot landscaping shall be planted within the interior of the parking lot;
    - ii. One (1) canopy tree shall be required per every 400 square foot of parking area;
    - iii. One (1) understory tree shall be required per every 500 square foot of parking area;
    - iv. Ten (10) shrubs shall be required per every canopy tree; and,
    - v. Groundcover (i.e. mulch, flowers, juniper, jasmine, and similar native ground cover) shall be provided in the remaining require parking lot landscape areas.
  - c. Canopy and Understory Trees are as follows:
    - i. Canopy Trees: Live Oak, White Oak, Maple, Hickory. Red Bay, Loblolly Bay, Ash, or similar native species which obtain a minimum height of fifty (50) feet. Pine trees are not permitted.
    - ii. Understory Trees: Juniper, Birch, Redbud, Fig, Sparkleberry, Crape Myrtle, or other similar native species which obtain a minimum height of eight (8) feet.
- 6. Loading Areas.
  - a. Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.
- 7. Signage.
  - a. Freestanding Signs.
    - i. All freestanding signs located in the front yard along U.S. Highway 441 (between the front façade and U.S. Highway 441) shall be designed as monument or ground signs and shall have continuous support between the ground and the bottom of the sign; and,
    - ii. Shall be composed of materials identical to or similar in appearance, color and texture to the materials used in the building to which the sign is accessory.
  - b. Wall Signs.
    - i. Wall signs shall not comprise of more than ten (10) percent of the square footage of the front façade;

## Proposed Ellisville Overlay District Regulations

- ii. In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises;
    - iii. Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet; and,
    - iv. Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
  - c. Window Signs.
    - i. Signage on any individual window shall not comprise more than 25 percent of the window area.
- 8. Nonconformities.
  - a. Any building or structure subject to these regulations as defined in Section 4.22.4.2 that is not in conformance with the requirements of this section shall be required to comply with the standards of this section under the following circumstance:
    - i. Remodeling in any continuous 12-month period when the cost of the remodel is 50 percent or more of the Fair Market Value ("FMV") or Certified Building Value as established by the Columbia County Property Appraiser; or,
    - ii. When remodeling 50 percent or more of the front façade in any continuous 12-month period.



**From:** [Smaaps@atlantic.net](mailto:Smaaps@atlantic.net)  
**To:** [Brandon Stubbs](#)  
**Cc:** [Sayed Moukhtara](#); [Silvia Moukhtara Nemer TGR](#); [Philip Moukhtara](#); [Michel Moukhtara](#); [Everett Phillips County Commissioner Dist 4](#)  
**Subject:** Ellisville Overlay.  
**Date:** Saturday, April 15, 2017 7:53:22 PM

---

Dear Mr. Stubbs,

It was nice meeting you last Thursday during the public hearing regarding the above subject matter.

I do have a couple more recommendations, if I may, regarding the architectural standards for Ellisville:

1- Much more emphasis should be made on all four elevations' finish, as well as the roof. As the area develops, there are going to be 2nd & 3rd rows-located activities, parallel to SR 441. What is currently back side of some structures will impact directly the activities in the back rows eventually. Also the roof becomes all the more impactful if two or three floors hotels get built in the area. Rules should be in place to ensure that roofs are manicured to a certain extent by covering mechanicals & other fixtures, where they exist.

2- I agree with Mr. Terry Dicks regarding existing "eye sore" structures. I reiterate the importance of providing incentives of whatever nature to embellish such structures with immediate effect, (without waiting for special funds to be created for the purpose). One or two such eye sores will downgrade the area despite all the investments & efforts being provided. I support his opinion, and recommend that this matter must not be placed on the back burner but it should be done ASAP instead, with a net zero effect on the existing struggling businesses. The County or City should consider these incentives as part of improvement cost, like any other, for the benefit of this zone.

I take this opportunity to wish you & your loved ones a happy & blessed Easter holiday.

Kindly acknowledge receipt of this mail.

Kind regards

Sayed Moukhtara  
+1 (352) 278 5317

**From:** [Terry Dicks](#)  
**To:** [Brandon Stubbs](#)  
**Subject:** Re: Ellisville  
**Date:** Thursday, April 13, 2017 2:09:18 PM

---

To: Brandon Stubbs, County Planner, LDR Administrator  
Board of County Commissioners

Fr: Terry Dicks

Re: Application No. LDR 16 03  
Proposed Ellisville Overlay District  
Thursday, April 13, 2017 Workshop

Due to a previous commitment I will be unable to attend the above referenced workshop. I wish to make the following comments regarding the proposal and ask that they be made part of the record.

As you are aware I own property in the unincorporated area of Ellisville. I have a vested interest in the growth and development of the area; therefore, I wish to help the county in any way possible. I am aware of the various county proposals regarding Ellisville and participated in the workshop on this subject with the Columbia County Economic Development Board. At the current time I can best help by giving you information based on my prior experiences with Ellisville.

A overlay district may eventually have a place at Ellisville; however, it is not where we should be spending our efforts. We need to implement common sense proposals to benefit Ellisville. I agree with the county's efforts to expand utilities and to create a TIF like program to provide revenue for important needs like street lighting and landscaping. These are proven marketing strategies.

In lieu of the overlay district what is needed at this time is an aggressive effort to remove all eyesores and blight from the area. Based on my experience, the lack of such efforts is second only to utilities in reasons given for not choosing Ellisville as a business location. It would serve all well to look at current conditions within and around the interchange. This problem needs correction before we adopt new building standards.

Thank you for your efforts to improve the Ellisville area. Again, I pledge to assist in any way possible.

**THE LAKE CITY REPORTER**

Lake City, Columbia County, Florida

STATE OF FLORIDA,  
COUNTY OF COLUMBIA,

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

in the matter of Legal Notice of Public Hearing

in the 12th Court, was published in said newspaper in the issues of May 12, 2017

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

Sworn to and subscribed before me this 12 day of May A.D., 2017



Kathleen A. Hottel  
Notary Public

Legal Copy  
As Published

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 May 25 2016 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 16-03, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations by creating Section 4.22.4 of the Columbia County Land Development Regulations, entitled Ellisville Overlay District and creating Map A-3 in Appendix A, entitled Ellisville Overlay District. The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. 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) 758-2138.

341323  
May 12, 2017



LAKE CITY REPORTER CLASSIFIED ADVANTAGE

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General Information

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

GARAGE SALE \$17.50 4 LINES + 3 DAYS Includes 2 Signs Each additional line \$1.65

Placing An Ad

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Table with columns: Ad to Appear, Call by, Email by. Rows for Tuesday through Sunday with times listed.

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

LEGALS

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA. CASE NO.: 2016-208-CA. PEOPLES STATE BANK, a Florida Corporation, Plaintiff, vs. SHAUNA S. SAMS and SHERY R. SMITH, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 2, 2017 entered in Case Number 2016-208-CA of the Circuit Court of the Third Judicial Circuit in and for Columbia County, Florida, wherein PEOPLES STATE BANK, is Plaintiff, and SHAUNA S. SAMS and SHERY R. SMITH, are Defendants, I will sell to the highest bidder for cash at the Public Court for Court House, 173 NE Hernandez Avenue, Lake City, Florida 32055, on the 28th day of June, 2017 at 11:00 A.M., the following property as set forth in said Amended Final Judgment of Foreclosure, to wit: See Exhibit A attached hereto. EXHIBIT A. LEGAL DESCRIPTION OF PROPERTY. LOT 2, BLOCK A, OLUSTEE CREEK ESTATES, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 100, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. TOGETHER WITH: A 2003 HORTON CMD 28 X 80 MOBILE HOME. Dated this 8th day of May, 2017. Dewitt Cason, Columbia County Clerk of Court. By: /s/ S. Weeks Deputy Clerk.

341338 May 12, 19, 2017

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN 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 amendment, as described below, may be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at a public hearing on May 25, 2017 at 6:15 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. CPA 0224, an application by Kern J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the General Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY INTERCHANGE to AGRICULTURE for the property described as follows: COMMENCE at the Northwest corner of Section 35, Township 2 South, Range 18 East, Columbia County, Florida and run North 88°28'31" East along the North line of the Northwest 1/4 of the Northwest 1/4 of Section 35 a distance of 25.98 feet to the POINT OF BEGINNING; thence continue North 88°28'31" East along said North line of the Northwest 1/4 of the Northwest 1/4 of Section 35 a distance of 130.78 feet to the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35"

LEGALS

West along the West line of said East 1/2 of the Southeast 1/4 of Section 26 a distance of 190.02 feet more or less; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast 1/4 of Section 26; thence South 00°36'46" East along the East line of said Southeast 1/4 of Section 26 a distance of 800.24 feet more or less to the Southeast corner of Section 26 (aka) the North 1/2 of Section 02°46'28" East, Township 2 South, Range 15 East; thence North 88°26'06" E along the North line of the Northwest 1/4 of the Northwest 1/4 of Section 36 a distance of 500.03 feet more or less; thence West 02°46'28" East, parallel with the West line of said Section 36, a distance of 232.16 feet to a point on a non-tangent curve, on the Northern Right-of-Way line of Interstate Highway 10, to converge to the South having a radius of 23088.32 feet and a central angle of 0°22'32.7"; thence westerly along the arc of said curve, along said Northern Right-of-Way line of Interstate Highway 10, a distance of 963.45 feet to the end of said curve and the Southeast corner of Interstate Highway 10 West Area, where the road bears North 79°05'02" West, a distance of 96.38 feet; thence North 00°48'28" East, along the East line of said Interstate Highway 10 West Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 West Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 West Area, a distance of 1390.85 feet; thence North 88°06'19" West, along the North line of said Interstate Highway 10 West Area, a distance of 422.22 feet to the Northwest corner of said Interstate Highway 10 West Area; thence South 38°21'00" West along the West line of said Interstate Highway 10 West Area a distance of 699.95 feet to the Southwest corner of said Interstate Highway 10 West Area, said point also being a point on the Northern Right-of-Way line of Interstate Highway 10; thence North 81°23'25 West along said Northern Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest 1/4 of Section 35; thence North 81°44'10" West still along said Northern Right-of-Way line of Interstate Highway 10 a distance of 1396.67 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 88°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 890.06 feet; thence South 88°15'19" West a distance of 400.00 feet; thence North 03°44'41" East a distance of 90.00 feet; thence North 86°15'19" East a distance of 525.40 feet to said Northern Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West along said Northern Right-of-Way line of Interstate Highway 10 a distance of 201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 13°13'33" West along said Easterly Right-of-Way line of NW Adams Road a distance of 363.221 feet; thence South 87°48'11" West, still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.96 feet; thence North 01°55'43" West still along said Easterly Right-of-Way line of NW Adams Road a distance of 899.97 feet; thence South 88°05'36" West still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.54 feet; thence North 01°50'51" West still along said Easterly Right-of-Way line of NW Adams Road a distance of 15.45 feet to the POINT OF BEGINNING. Containing 253.25 acres, more or less. Tax Parcel Numbers 35-23-15-0012-00, 35-23-15-0011-001, and a portion of Tax Parcel Numbers 36-26-15-00115-000 and 26-26-15-00098-000. 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 amendment. Copies of the amendment are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 North-east Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appear at 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.

314464 May 12, 2017

IN THE CIRCUIT COURT FOR COLUMBIA COUNTY, FLORIDA. PROBATE DIVISION. LORRAINE G. CP IN RE: ESTATE OF Geraldine M. Fields, Deceased. NOTICE TO CREDITORS. The administration of the estate of Geraldine M. Fields, deceased, whose date of death was April 6, 2017, is pending in the Circuit Court for Columbia County, Florida, Probate Division, at the address of which is 173 NE Hernandez Avenue, Lake City, Florida 32055. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 5, 2017. Personal Representative: Joseph Michael Fields, 431 Neptune Drive NE, Palm Bay, Florida 32907 Attorney for Personal Representative: William B. Brannon, Jr., bill.brannon68@gmail.com, Florida Bar No. 327484, 934 NE Lake DeSoto Circle, Lake City, Florida 32055 Telephone: (386) 755-3456

339958 May 5, 12, 2017

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 May 25, 2016 at 6:15 p.m., or as soon

LEGALS

thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. LDR 16-03, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations by creating Section 4.22.4 Plan of Columbia County Land Development Regulations, entitled Ellenville Overlay District, which created an Appendix A, entitled Ellenville Overlay District. The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. 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 Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appear 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.

341323 May 12, 2017

NOTICE OF SHERIFF'S SALE. NOTICE OF SHERIFF'S SALE FOR WRIT OF EXECUTION issued in the County Court of Columbia County, Florida, on May 11, 19th day of April 2017, in the cause wherein, My Healthcare Federal Credit Union as Plaintiff, and Defendant(s) Being Case No. 16-912-CU, in said Court, I, Plaintiff, vs. Sarah Dow, et al, Columbia County, Florida, have this day levied upon all the right, title and interest of the Defendant, Sarah Dow, in and to the following described personal property, to-wit: 2016 Ford F150 Super Duty LARIER BOAT with Bluew Engine VIN# P10C0077L596 and 2007 GMC TRUCK BOAT TRAILER 1M5BA191381E43466. I shall offer this property for sale June 6, 2017 at the Columbia County Detention Facility, 389 N. Quenton Avenue, Lake City, State of Florida, at 10:00 a.m. The date of the said defendant Sarah Dow, right, title, and interest in the aforesaid personal property, at public sale shall be the same, subject to any and ALL taxes, prior liens, encumbrances, claims of any kind to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described Execution. 05/01/2017 MARK HUNTER, As Sheriff of Columbia County, Florida 183-3161 Greg Williams, Deputy Sheriff

339454 May 5, 12, 19, 26, 2017

NOTICE OF PUBLIC SALE. AUTO EMPORIUM OF LAKE CITY, INC. give Notice of Foreclosure of Lien and intent to sell these vehicles on 05/19/2017, 10:00 am at 2832 SW MAIN ST. LAKE CITY, FL 32025, pursuant to subsection 713.78 of the Florida Statutes. AUTO EMPORIUM OF LAKE CITY, INC. reserves the right to accept or reject any and/or all bids.

LEGALS

1999 HONDA 1HGCG647XAO25337 341683 MAY 12, 2017 NOTICE OF PUBLIC HEARING CONCERNING A VARIANCE AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE BOARD OF ADJUSTMENT 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 variance, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on May 25, 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. V 0309, a petition by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to request a variance be granted from the pavement requirements of Section 4.2.17.2(2) of the Land Development Regulations to allow for grass parking. The variance has been filed in accordance with a site plan dated April 21, 2017 and submitted as part of a petition filed April 21, 2017, to be located on property described, as follows: Lot 1, Hidden Lake, according to the plat thereof recorded in Plat Book 9, Page 9, public records of Columbia County, Florida. Containing 0.51, more or less Tax Parcel Number 28-35-16-02365-20 The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. At the aforementioned public hearing, 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 Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appear 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.

341191 May 12, 2017

245-MISC AN OUS Stop Playing Over \$70/mo for television programming! 4 TV's 186 channels w/local 555/mo Call now 670-551-2220 S55 activation 1st bill

341192 May 12, 2017

305-GENER AVAIL Healthcare is seeking a part-time Dietary Cook/Aide. \* Shift varies: \* Must be: \* Experienced with quantity cooking \* Able to follow recipes \* Able to pass pre-employment screening. Please apply in person at 4200 SW 34th Street, Lake City, FL 32025. Caring Hands Animal Hospital is currently hiring for technician. Veterinary experience is preferred. Applicants should email resumes to hr@caringhands.com or drop off in person. Co Providers has immediate openings for In-Home Healthcare Providers. Call 352-363-4336 for information.

LEGALS

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, may 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 May 25, 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. V 0309, a petition by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to request a variance be granted from the pavement requirements of Section 4.2.17.2(2) of the Land Development Regulations to allow for grass parking. The variance has been filed in accordance with a site plan dated April 21, 2017 and submitted as part of a petition filed April 21, 2017, to be located on property described, as follows: Lot 1, Hidden Lake, according to the plat thereof recorded in Plat Book 9, Page 9, public records of Columbia County, Florida. Containing 0.51, more or less Tax Parcel Number 28-35-16-02365-20 The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. At the aforementioned public hearing, 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 Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appear 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.

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# THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy  
As Published

STATE OF FLORIDA,  
COUNTY OF COLUMBIA,

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

in the matter of *Legal Notice of Enactment of Ordinance*

in the Court, was published in said newspaper in the issues of *May 19, 2017*

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

Sworn to and subscribed before me this *19* day of *May*



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

*Todd Wilson*  
*Kathleen A. Riotta*

Notary Public

## NOTICE OF ENACTMENT OF 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 June 1, 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. 2016-24

**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 16-03, BY BOARD OF COUNTY COMMISSIONERS; CREATING SECTION 4.22.4 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; CREATING MAP A-3 IN APPENDIX A, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; 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.

# No deal: Fla. Supreme Court turns down slots

By GARY FINEOUT  
Associated Press

TALLAHASSEE — In a major blow to Florida's struggling dog and horse tracks, the state's high court on Thursday rejected a lawsuit that contended tracks could add slot machines as long as local voters had approved them.

The Florida Supreme Court unanimously ruled that the owners of a track located 25 miles west of Tallahassee did not have the legal authority to install slot machines even though Gadsden County voters said "yes" in a referendum.

The ruling has a far-reaching effect since several other counties statewide — including Palm Beach in south Florida and Duval in northeast Florida — have held similar referendums based on a 2009 change in law passed by the Republican-controlled Legislature.

The owners of the track in Gretna contended that the change — which was part of a gambling overhaul that allowed the Seminole Tribe of Florida to add blackjack to its casinos — opened the door to local control over slot machines.

This position, however, was rejected by Attorney General Pam Bondi and state regulators. Officials have refused to let the track install the machines.

The court sided with Bondi and said track owners had misread the 2009 legislation, adding that



STOCK PHOTO

The Florida Supreme Court's ruling nixing slot machines has a far-reaching effect since several counties statewide — including Palm Beach in south Florida and Duval in northeast Florida — have held referendums based on a 2009 change in law passed by the Republican-controlled Legislature.

the idea counties could allow slot machines "was nowhere to be found" in existing law.

"A county cannot initiate a referendum that will authorize the division to issue a license any more than the county could itself issue a slot machine gaming license," Justice Charles Canady wrote for the court.

Creek Entertainment Gretna opened the track in December 2011. The facility offers flat track horse racing as well as poker rooms and betting on races held at other tracks.

Sarah Bascom, a spokeswoman for Creek Entertainment, said the owners were "disappointed" with the ruling, adding it meant that

the track would be "unable to create new jobs."

Gambling is supposed to be "illegal" in Florida, but really isn't. There's plenty of it around the state, often tucked away from theme parks and beaches in locations known mostly to locals and retirees who visit the state in winter.

While the state lacks high-end casinos like Las Vegas, the Seminole Tribe operates several casinos, including Hard Rock hotels and casinos in Tampa and Hollywood. Dog and horse tracks are scattered statewide, but only those in south Florida have been permitted to install slot machines thanks to a 2004 constitutional amendment approved by voters. The tribe was given permission to offer blackjack back in 2010, but that provision is now the target of a separate lawsuit between the state and the Seminoles.

During their recently concluded session, Florida lawmakers considered a major gambling bill that would have made it clear that tracks outside of Broward and Miami-Dade counties could add slot machines. Senate Republicans backed the change, but House Republicans held firm against the proposal, causing the gambling legislation to die once the session ended.

Sen. Bill Galvano, the Bradenton Republican who sponsored the gambling bill, said the ruling may help legislators reach an agreement in 2018.

"This confirmation of legislative authority removes a significant obstacle in our negotiations with the Seminole Tribe, providing clarity that as we move forward the Legislature, rather than the courts, will determine what expansion looks like and where it takes place," Galvano said.

## Former Scott aide a finalist for transportation chief

TALLAHASSEE — Michael Dew, a former aide to Gov. Rick Scott, was added this week to a short list of candidates to become the state's next transportation secretary.

The Florida Transportation Commission

agreed to recommend Dew, Ronald Howse, a commission member from Orlando who is the president of an engineering and land planning company, and Richard Biter, a former department assistant secretary. The short list goes to Scott, who will select a new secretary.

Dew, a former external affairs director

for Scott, is currently the chief of staff for the Department of Transportation and served in the same position for the Florida Department of Corrections.

After interviewing five candidates last week, commission members appeared to favor Howse, Biter and Phillip Gainer, a Department of Transportation district

secretary, for the short list. But during a conference call Wednesday, Dew replaced Gainer in the top three.

Former Secretary Jim Boxold left the \$141,001-a-year post in February for a job with the lobbying firm Capital City Consulting.

The News Service of Florida

## OBITUARIES

### Angela Robinson

Angela Robinson age 24, of Ft. White, FL, departed this life on May 10, 2017 in Gainesville FL at Shands @ UF Hospital. Home-Going celebration will be held Saturday, May 20, 2017 11:00 A.M. at Antioch MB Church in Ft. White FL. The family will receive all other family and sorrowing friends Friday May 19, 2017 from 6:00 P.M. to 8:00 P.M. at Pentecost Believers of the Coming of Christ Church in Ft. White FL. Professional mortuary services entrusted to ERIC A. BROWN & SON FUNERAL HOME.



13, 2017 due to injuries sustained in a motor vehicle accident in Brookler, Florida while in route to work. He was born April 25, 1996 in Homestead, Florida. He was the son of Grant Jr and Rebecca (Frampton) Snowden.



He is survived by his parents, Grant Jr and Rebecca and by his sister, Sydney Snowden. He also leaves his paternal grandparents, Grant Snowden, Sr. of Lake Butler, Florida and Mary Martin of Homestead, Florida and his maternal grandparents, Denver, Jr. and Beverly Frampton of Lake Butler, Florida. His girlfriend Emily Pennell of Gainesville, Florida also survives him.

### Brandon Snowden

Brandon Snowden, 21, of Lake Butler died the morning of May

go out of his way to help others. He enjoyed fishing and watching wrestling with his dad, building a bond few have. He also enjoyed cooking with his mom, learning the foundations of his character. He loved his sister dearly, always protecting her. Being a polite and respectful young man, he spent his available time with his grandparents, caring for them as needed. His family and friends will remember him fondly, all of whom will love him forever.

A memorial service is scheduled for Saturday, May 20th at 1pm at Archer Funeral Home located at 55 North Lake Avenue, Lake Butler, Florida 32054. For further information, please call, ARCHER FUNERAL HOME (386) 496-2008.

Obituaries are paid advertisements. For details, call 752-1293.

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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 16-03, BY BOARD OF COUNTY COMMISSIONERS; CREATING SECTION 4.22.4 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; CREATING MAP A-3 IN APPENDIX A, ENTITLED "ELLISVILLE OVERLAY DISTRICT"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

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

Today's Date: 5/26/2017 Meeting Date: 6/1/2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature: 

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

SD 0178 - A request by Daniel Crapps, Trustee of Windswept Land Trust, owner, for approval of a minor subdivision plat for "Windswept Industrial Park, Unit 4". The proposed subdivision consists of three lots and is located on SW Windswept Glen. District 3 - Bucky Nash.

The Planning & Zoning Board held a public hearing on April 25, 2017 and recommended approval to the Board of County Commissioners.

**2. Recommended Motion/Action:**

---

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

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

May 25, 2017

**SUBJECT:** Application SD 0178 - A request for a Minor Subdivision for "Windswept Industrial Subdivision, Unit 4".

**APPLICANT/AGENT:** Daniel Crapps, Trustee of Windswept Land Trust

**PROPERTY OWNER(S):** Windswept Land Trust

**LOCATION:** North of SW Windswept Glen, North Florida Tire & Road Service, New Beginnings Church, and Mike's Truck & Auto Body; South of Crosswinds Subdivision; East of Single Family Residential; and West of Rush Truck Center, SW Arrowhead Terrace, and Tom Nehl Truck Company; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 24-3s-16-03120-000; 24-3s-16-03120-001

**ACREAGE:** ±15.43 acres

**EXISTING FLUM** Light Industrial

**EXISTING ZONING** Industrial, Light & Warehousing ("ILW")

**PROJECT PLANNER:** Brandon M. Stubbs

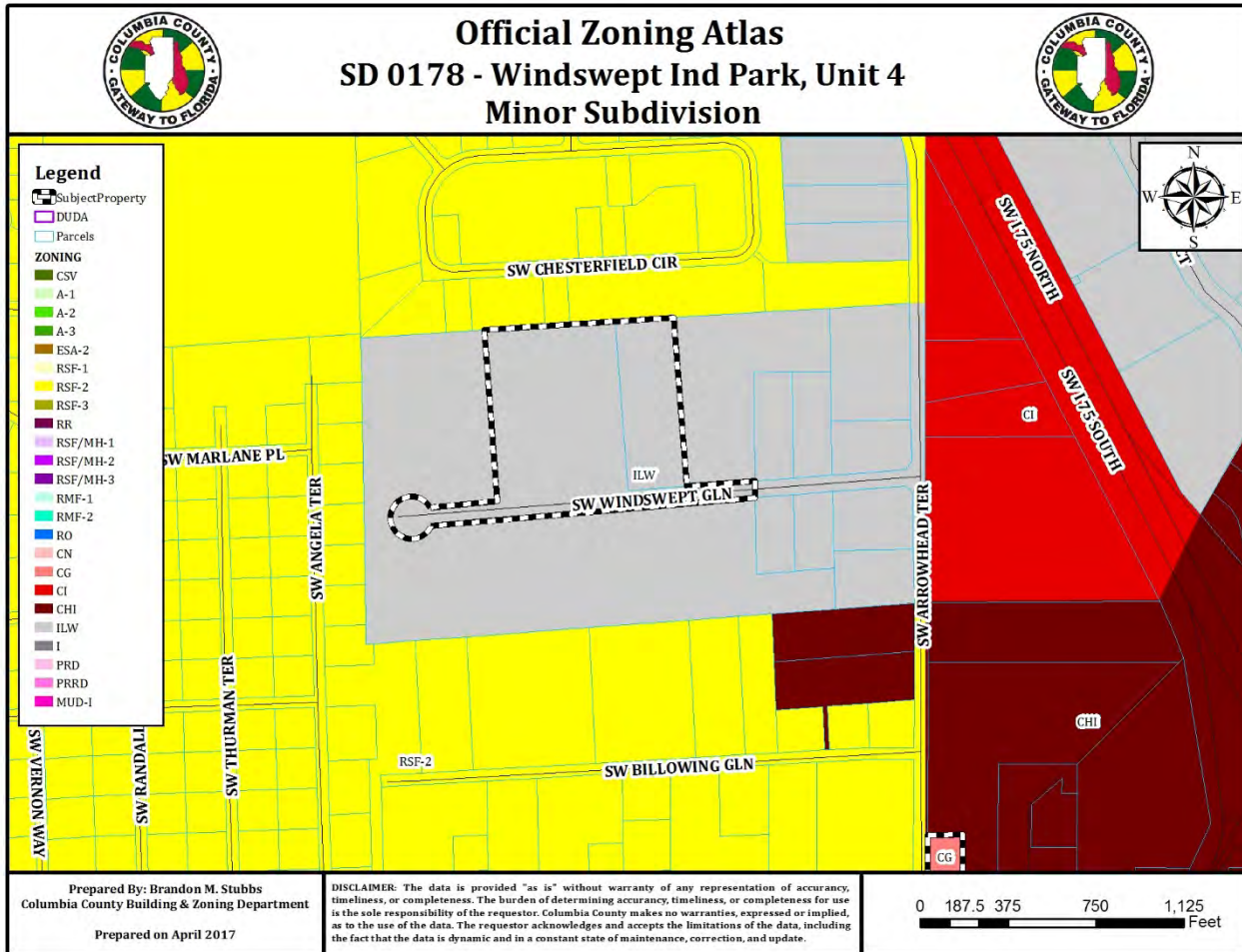
BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.



# SUMMARY

The proposed Minor Subdivision is the fourth phase of Windswept Industrial Subdivision.

**Map 1. Official Zoning Atlas with Subject Property**



The Industrial, Light & Warehousing ("ILW") Zone District is described as follows in Section 4.16.1 of the Land Development Regulations ("LDRs"):

*"The "ILW" Industrial, Light and Warehousing category includes one zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution within the designated urban development areas defined within the county's comprehensive plan. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines. (See [article 14](#))."*

## ZONING DISTRICT INFORMATION

<b>Zoning District:</b>	Industrial, Light & Warehousing ("ILW")
<b>Max. Gross Density:</b>	N/A
<b>Minimum Lot Area</b>	None
<b>Floor Area Ratio:</b>	0.25
<b>Typical Uses*:</b>	Wholesaling, Warehousing, & Storage; Distribution Establishments; Research Laboratories; Light Manufacturing, Assembly, & Processing; Printing, Lithographing, Publishing, Photographic Processing, & Blue Printing; Outdoor Storage Yard; Retail Commercial Establishments for the Sale, Repair, and Service of New & Used Automobiles, Motorcycles, Trucks and Tractors, Mobile Homes, Boats, Heavy Machinery and Equipment; Service Establishments catering to Commerce and Industry; Crematory; Vocational, Technical, Trade, or Industrial Schools; Medical Clinics in connection only with Industrial Activity; Express or Post Office; Radio or Television Station; Building Trades Contractors.

\*These uses are not meant to serve as a complete list of permitted uses within the intended Zone District. For a complete list of permitted uses, please refer to Article 4 of the Land Development Regulations.

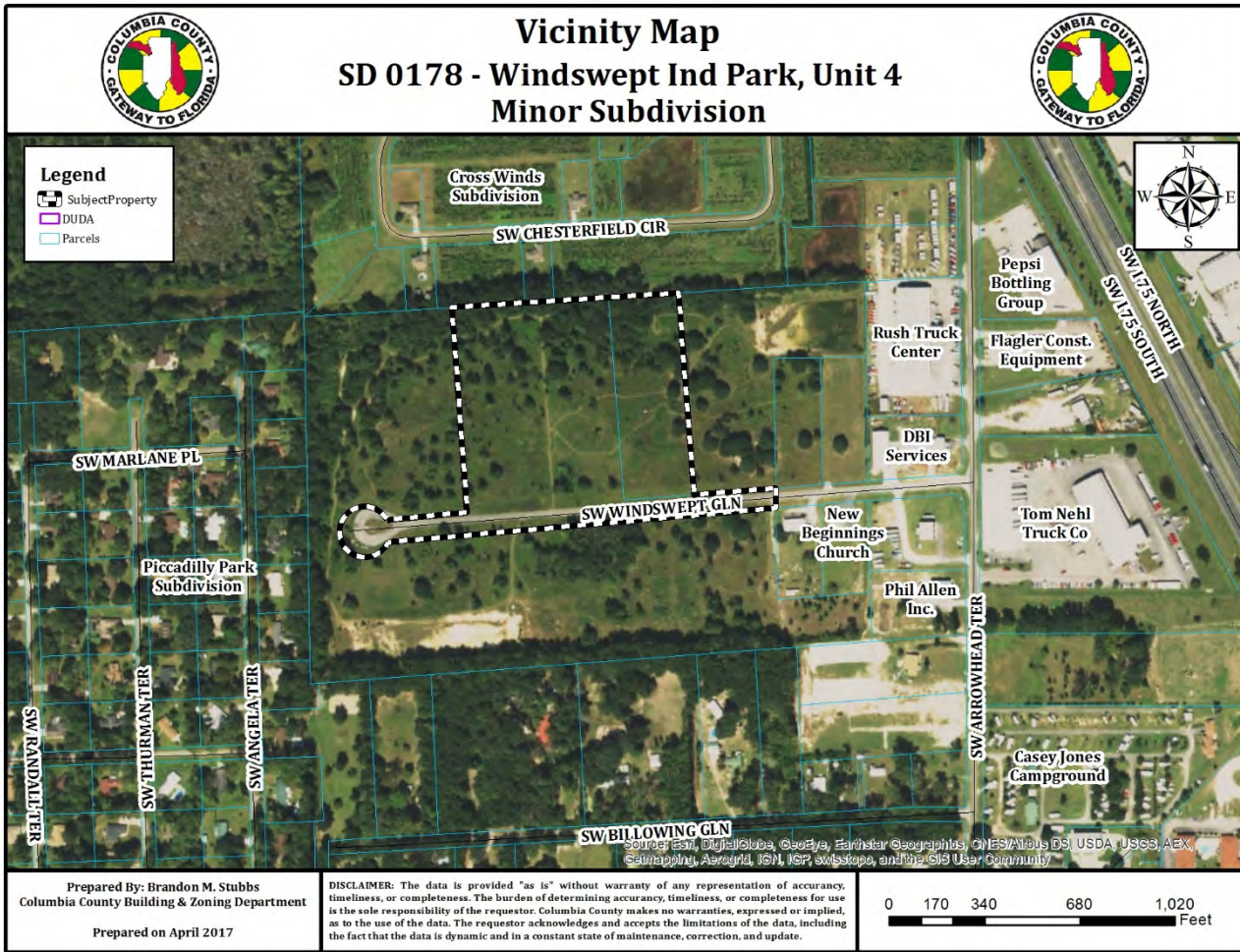
## SURROUNDING USES

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

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Crosswinds Subdivision	Residential Low Density	Residential Single Family-2 ("RSF-2")
South	SW Windswept Glen, North Florida Tire & Road Service, New Beginnings Church, and Mike's Truck & Auto Body	Light Industrial/ Highway Interchange	Industrial, Light & Warehousing ("ILW")/Commercial, Highway Interchange ("CHI")
East	Rush Truck Center, SW Arrowhead Terrace, and Tom Nehl Truck Company	Light Industrial/ Industrial/ Commercial	Industrial, Light & Warehousing ("ILW")/Industrial ("I")/ Commercial, Intensive ("CI")
West	Single Family Residential	Light Industrial	Industrial, Light & Warehousing ("ILW")

**Map 2. Vicinity Map**



**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The zoning designation is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the existing zoning designation.

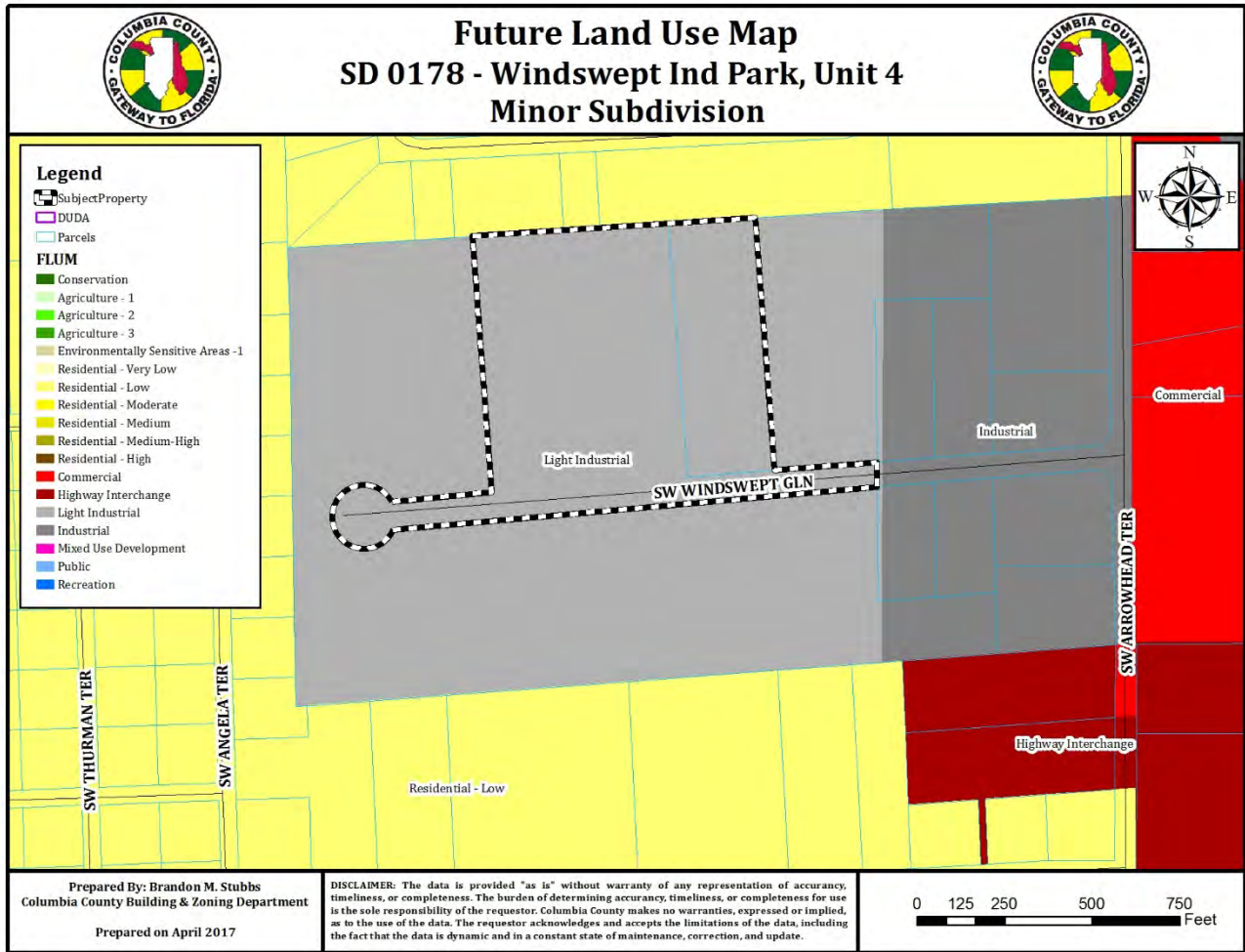
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

FLUM Designation	Zoning Designation	Consistent
Light Industrial	Industrial, Light & Warehousing ("ILW")	✓

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

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

**Map 3. Future Land Use Map Designation**



Staff has reviewed the application for a Minor Subdivision for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

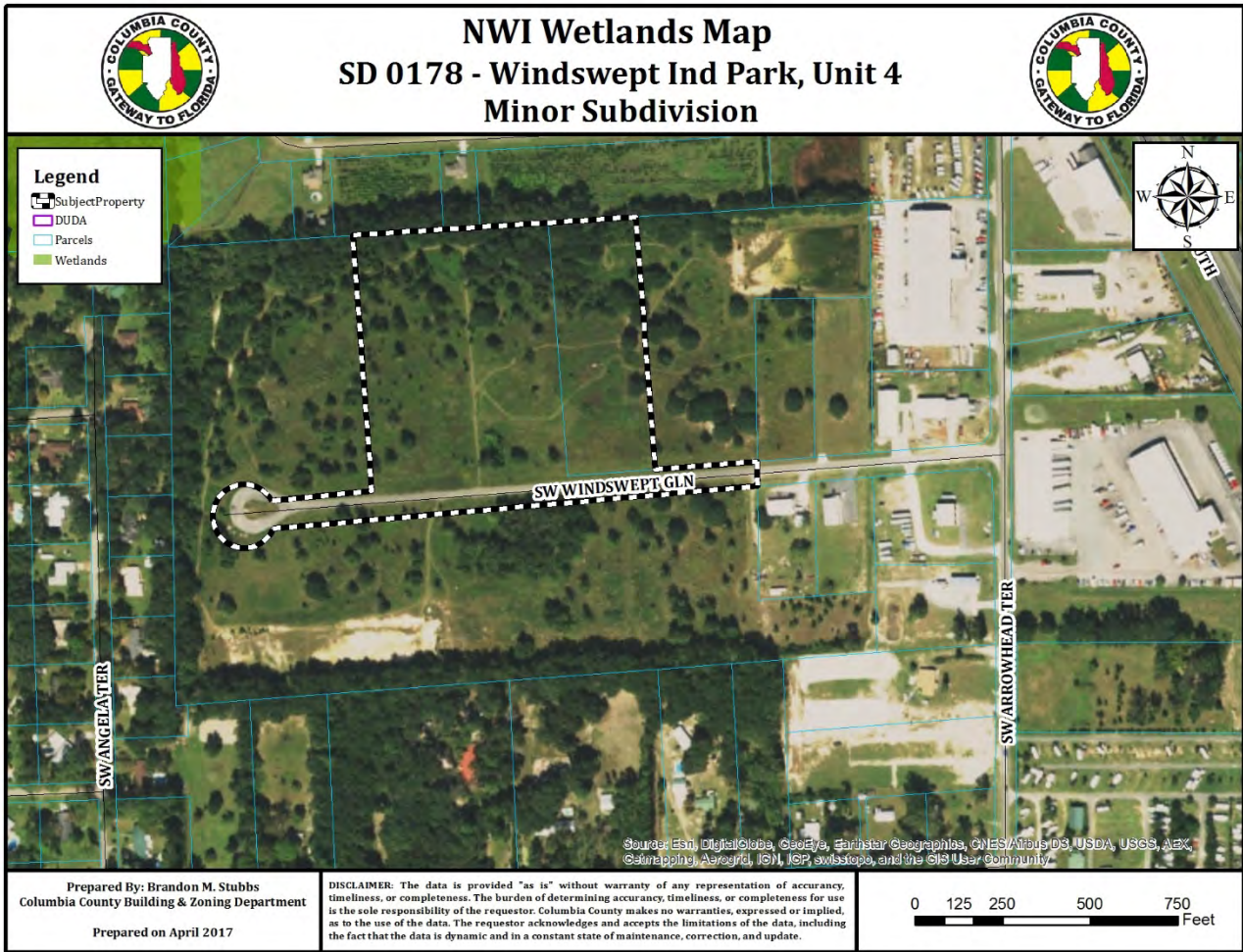
**ENVIRONMENTAL CONDITIONS ANALYSIS**

**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 known wetlands on the subject property, there are no issues related to wetland protection.

**Map 4. Wetlands Map**



**Soil Survey**

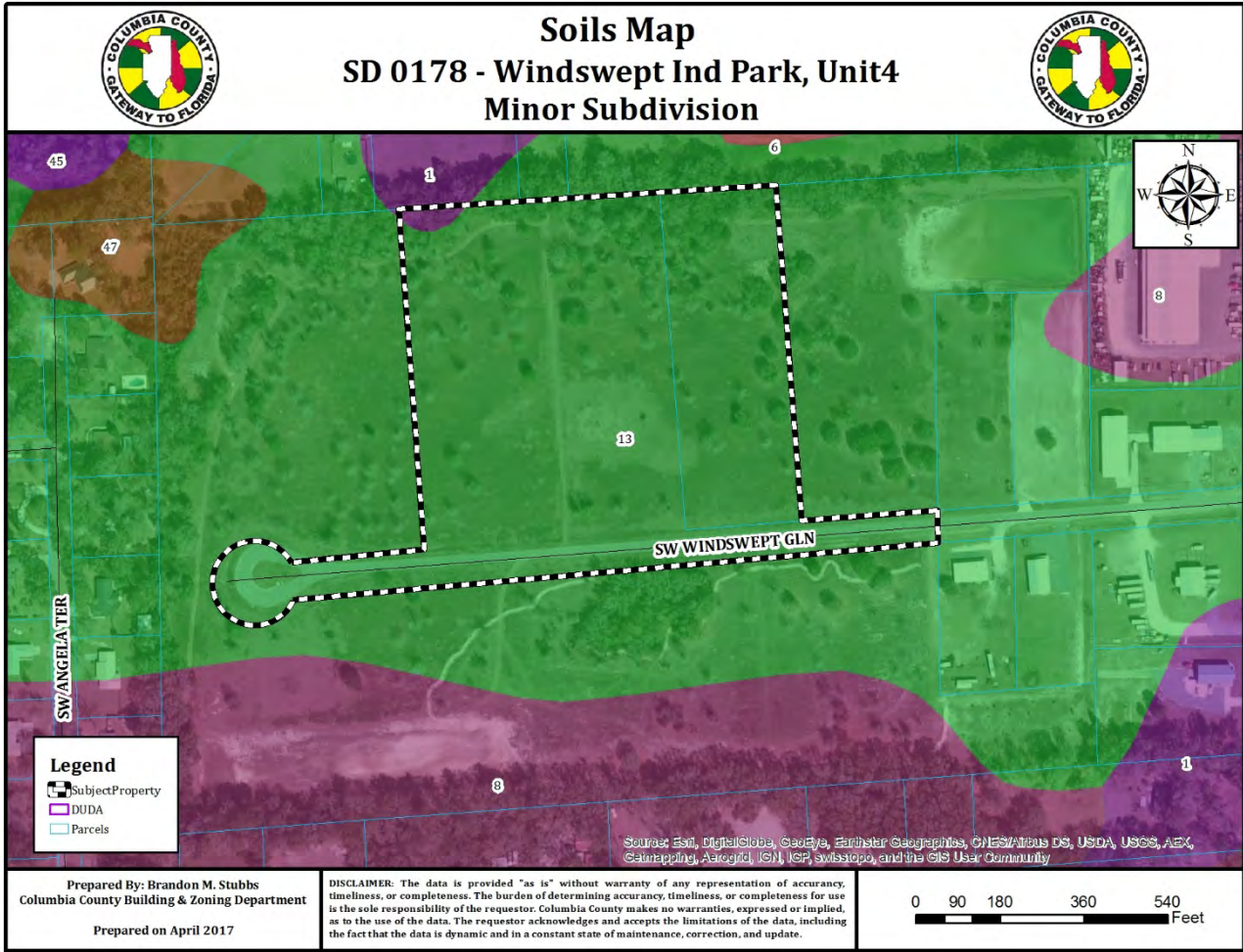
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. 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) Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches. Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

**Evaluation:** Nonneau Fine Sand poses moderate limitations for septic tank absorption fields and slight limitations for building site development. Given the site is already developed, there are no issues related to soil suitability.

Map 5. Soils Map

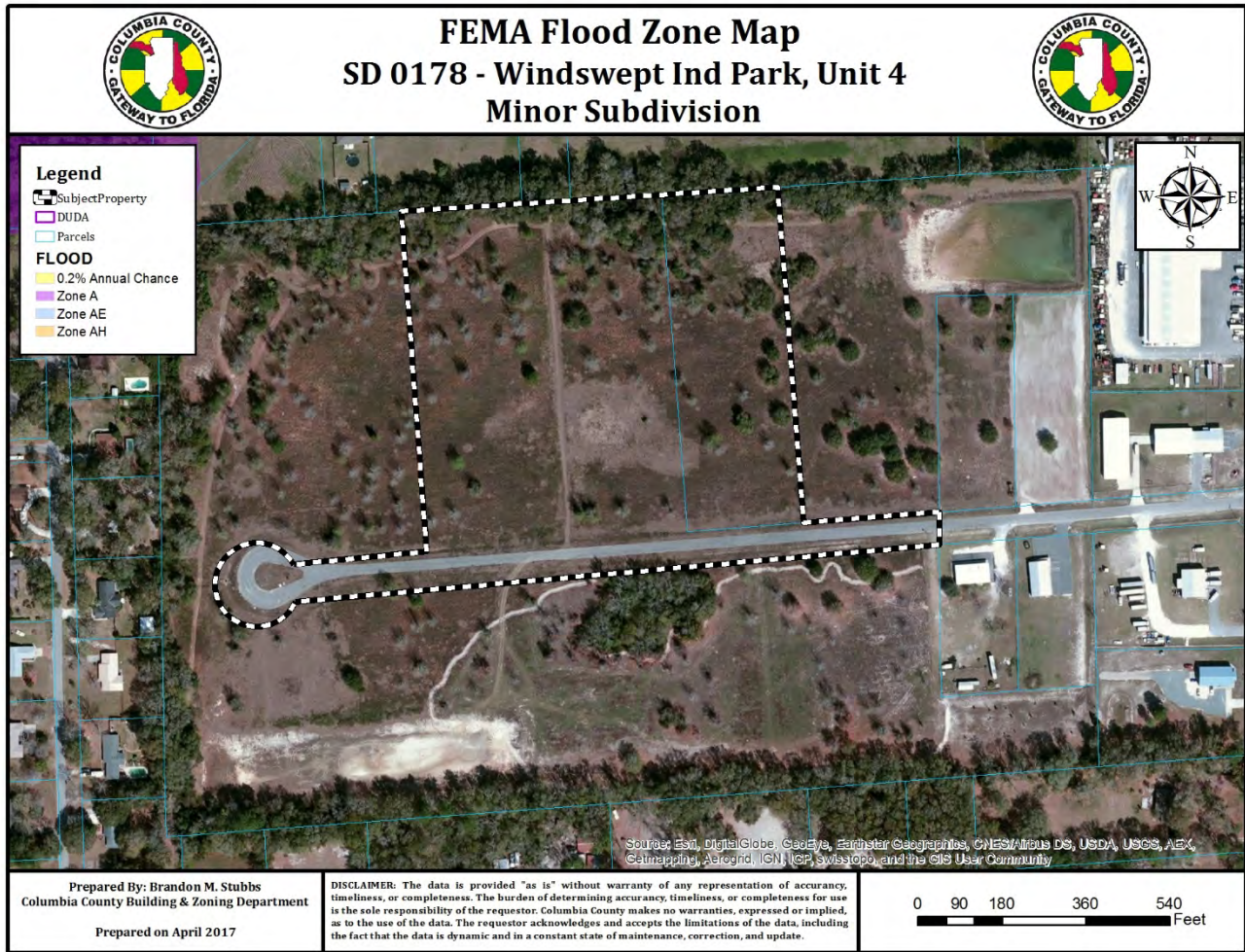


**Flood Potential**

Panel 0381C 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 outside the 500 year flood).

**Evaluation:** Given the subject property is located in Flood Zone "X"; therefore, there is no concern of flood on the subject property.

**Map 6. FEMA FIRM Map (Flood Map)**



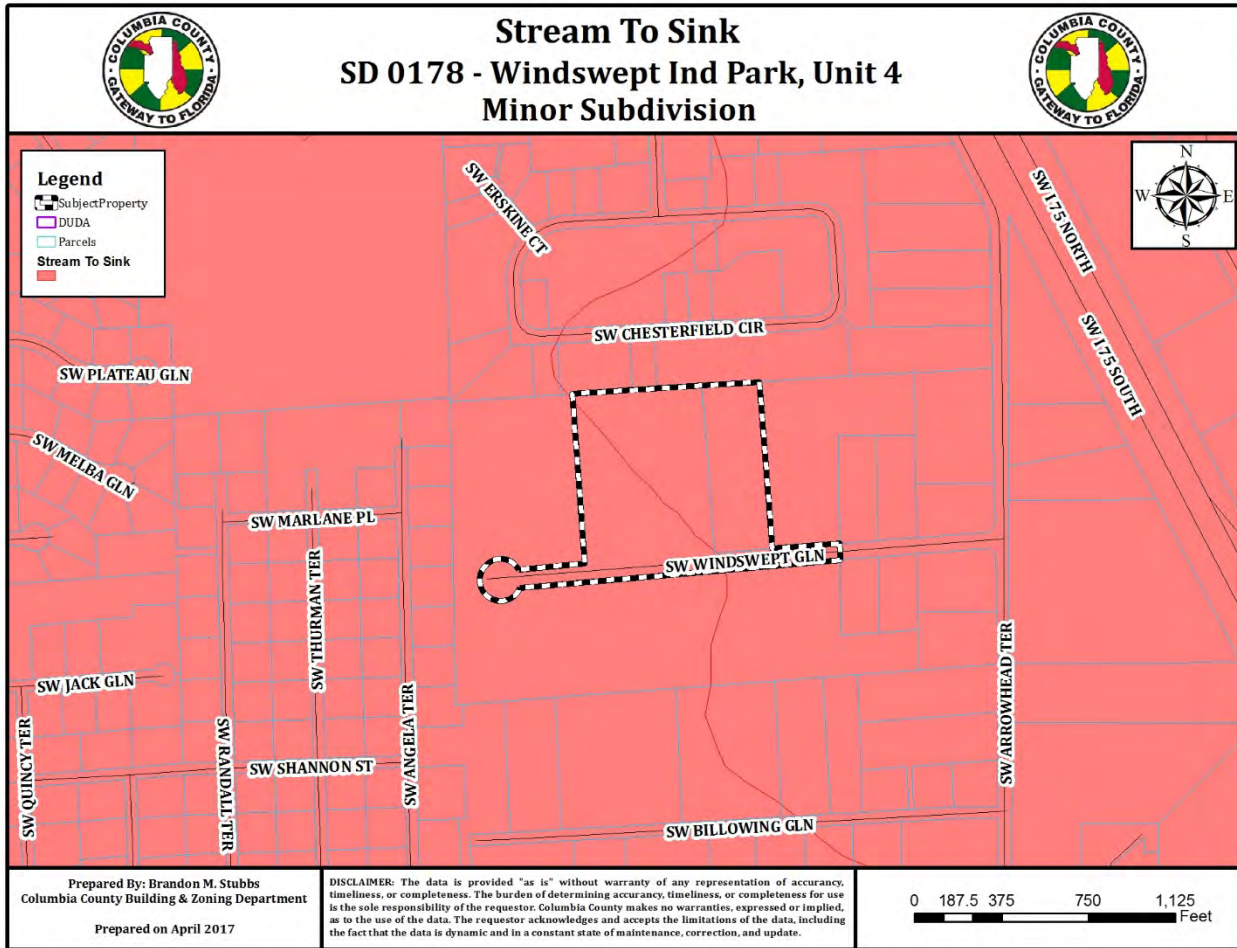
According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is located within a stream to sink area.

**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.

The applicant has complied with the above standards; therefore, there is no concern related to Stream to Sink Watersheds.

## Map 7. Stream to Sink



## Minerals

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

**Evaluation:** There are no issues related to minerals.

## Historic Resources

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

**Evaluation:** There are no issues related to historic Resources.

## Aquifer Vulnerability

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

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



## Vegetative Communities/Wildlife

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

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

## **COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AND ARTICLE 5 OF THE LAND DEVELOPMENT REGULATIONS**

Chapter 177, Florida Statutes, and Article 5 of the Land Development Regulations (“LDRs”) establish standards with which all subdivision plats must be found to be compliant. Donald F. Lee & Associates, County Surveyor of Record, has performed a Chapter 177, Florida Statutes, review of the proposed minor plat and has found the minor plat to be in compliance with the applicable standards established in Chapter 177, Florida Statutes. Further, County Staff has review the application for compliance with applicable standards of Article 5 of the LDRs and has found the application compliant with all the applicable standards established in Article 5 of the LDRs.

Based upon the compliance reviews, the proposed minor plat is in compliance with Chapter 177, Florida Statutes and Article 5 of the County’s LDRs.

## **PUBLIC FACILITIES IMPACT**

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
57	County Road 242 (From County’s West Boundary to U.S. 441)	2U	Major Collector	Rural	D

<sup>1</sup> Source: Columbia County Comprehensive Plan, Capital Improvements Element.  
<sup>2</sup> 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 4. Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Warehousing (ITE Code 150)	326	41
<b>Total</b>	<b>326</b>	<b>41</b>

<sup>1</sup> Source: ITE Trip Generation, 8th Edition.  
<sup>2</sup> Formulas: AADT – ITE, 8th Edition: ADT – 3.56 trips per thousand (1,000) sq ft x 91,694 sq ft; PM Peak Hour – 0.45 trips per thousand (1,000) sq ft x 91,694 sq ft

**Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	C.R. 242, Segment 57 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,200
Existing Traffic <sup>3</sup>	2,500
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	11,700
Projected Daily Trips <sup>5</sup>	326
<b>Residual Capacity<sup>6</sup></b>	<b>11,374</b>

PM Peak Hour Traffic Analysis	C.R. 242, Segment 57 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,350
Existing Traffic <sup>3</sup>	238
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	1,112
Projected PM Peak Hour Trips <sup>5</sup>	41
<b>Residual Capacity<sup>6</sup></b>	<b>1,071</b>

<sup>1</sup> 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.  
<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.  
<sup>3</sup> Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.  
<sup>4</sup> Source: Columbia County June 2015 Concurrency Monitoring Report.  
<sup>5</sup> Trip Distributions  
<sup>6</sup> 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 located within a community potable water system. The community potable water system 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 proposed use of warehouse generates 15 gallons per day per thousand square feet for floor area:  
 15GPD x 91.694 (91,694 sq ft) = 1,375 Gallons Per Day.

**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 site is located within a community centralized sanitary sewer system. The community centralized sanitary sewer system 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 proposed use of warehouse generates 12 gallons per day per thousand square feet for floor area:  
 12GPD x 91.694 (91,694 sq ft) = 1,100 Gallons Per Day.

**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 proposed development will result in approximately 91,694 square feet gross floor area of warehouse.

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

91.694 (91,694 square foot gross floor area) x 5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 504 pounds of solid waste generated 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.

# PROPOSED PLAT

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2

**NOTICE:**  
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.

**NOTICE:**  
THIS PLAT, AS RECORDED BY ITS GRAPHIC FORMS THE OFFICIAL INSPECTION OF THE REFERENCED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER CHARTER OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## UTILITY EASEMENT DETAIL:



DENOTES 10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

## FLOOD ZONE INFORMATION

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120670 0381C

## NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SPECIAL NOTE:

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS.

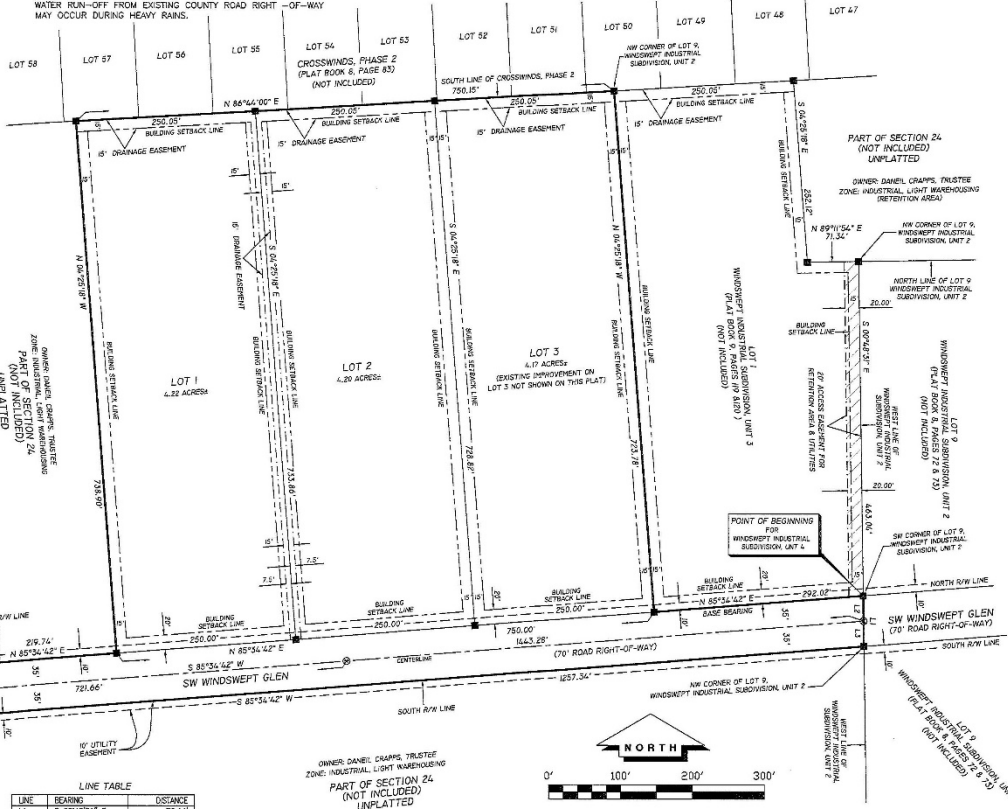
# WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4 IN SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

## LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4.5x4 CONCRETE MONUMENT, I.B. # 6685
  - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" IRON, I.B. # 6685
  - ⊙ DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND, NAIL & TAB, I.B. # 6685
- 1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW WINDSWEPT GLEN (S 85°34'42" W-PLAT).
- 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

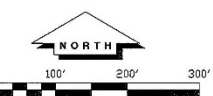
## ABBREVIATIONS

- IP - IRON PIPE
- REB. - REBAR
- ST. - STREET
- AVE. - AVENUE
- NO ID - NO IDENTIFICATION
- FD. - FOUND
- CM - CONCRETE MONUMENT
- ORB - OFFICIAL RECORDS BOOK
- PG. - PAGE(S)
- (M) - MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (R) - RECORD
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C. - POINT OF CURVATURE
- P.F.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY



LINE	BEARING	DISTANCE
L1	S 00°48'31" E	70.14
L2	S 00°48'31" E	35.07
L3	S 00°48'31" E	35.07

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	227.00'	138.83'	136.67'	S 86°03'30" W	32°02'25"	71.66'
C2	83.00'	202.86'	166.01'	N 85°58'30" W	125°02'25"	178.80'
L3	83.00'	202.86'	166.01'	N 86°05'34" E	125°02'25"	178.80'
C4	227.00'	138.83'	136.67'	S 78°54'18" E	32°02'25"	71.66'



SCALE: 1" = 100'	DATE SURVEYED: 01-05-17	DATE DRAWN: 01-30-17
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 560 LIVE OAK, FL 32064  
PHONE: 386-362-4629 - FAX: 386-362-5270

SURVEYOR:  
TIMOTHY B. ALCOB  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6332



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SD <u>0178</u>
Application Fee \$1,000.00
Receipt No. <u>4734</u>
Filing Date <u>4-17-17</u>
Completeness Date _____

## Minor Subdivision Application

### A. PROJECT INFORMATION

- Project Name: WIND SWEEP INDUSTRIAL SUBDIVISION UNIT 4
- Address of Subject Property: 5M WINDSWEEP CLEM
- Parcel ID Number(s): 24-45-16-03120-000
- Future Land Use Map Designation: ILW
- Zoning Designation: ILW
- Acreage: 15.43
- Existing Use of Property: ILW
- Proposed use of Property: ILW
- 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

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): TIM ALCONN Title: LAND SURVEYOR  
 Company name (if applicable): J. SHERMAN FRIEN + ASSOC. P.A.C.  
 Mailing Address: 130 WEST HOWARD ST  
 City: LIVE OAK State: FL Zip: 32064  
 Telephone: (386) 362-4629 Fax: (386) 362-5270 Email: TIMALCONN@WINDSTREAM.NET

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

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): DANIEL CRUPPS + ABRAHAM HURSEK  
 Mailing Address: 2806 US 90 WEST STE 101  
 City: LAKE CITY State: FL Zip: 32055  
 Telephone: (386) 755-5110 Fax: ( ) N/A Email: N/A

**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: NO  
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 PRELIMINARY PLATS:**

1. Preliminary Plat containing the following information: *(Note: The preliminary plat shall be drawn clearly and legibly at a scale of at least one inch equals 200 feet using a sheet size of 24 inches by 36 inches, reserving a one-half inch margin on all sides. (See appendix A.) 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 preliminary plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.16 of the land development regulations.)*
  - a. Proposed name of subdivision, and existing name if resubdivision is proposed.
  - b. Name, address, and telephone number of the subdivider and agent of the subdivider.
  - c. Name, address, telephone number, and registration number of surveyor and engineer.
  - d. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
  - e. Existing contours at five-foot intervals based on U.S. Coastal and Geodetic Datum for the tract to be subdivided and extending 25 feet beyond the tract boundary.
  - f. Vicinity map showing location with respect to existing roads, landmarks, section lines and quarter section lines, 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.
  - g. Boundary line of the tract, by bearing and distance, drawn by a heavy line.
  - h. Legal description of the tract to be subdivided.
  - i. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.

752-4502

- 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.

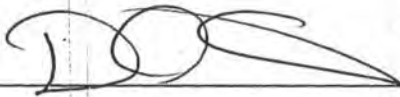
p. 45

**NOTICE TO APPLICANT**

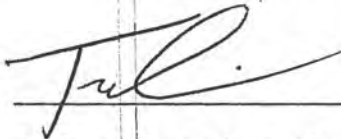
**Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in 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.

 Tim Alcorn

Applicant/Agent Name (Type or Print)

 \_\_\_\_\_

Applicant/Agent Signature

4-13-17

Date



## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Consistency - The property is zoned Light Industrial and is located in an area of industrial use with easy access to I-75.

I.1.1 - Property is located close to I-75 and city water is available on Arrowhead Road. There is no sewer; however, most uses in Light Industrial areas do not produce much sewage use.

I.1.2 - Property is located in a area of Industrial zoning and numerous industrial businesses are close by.

I.1.3 - The subject property has sat dormant during the "great recession"; however, now that the economy has turned around, activity has picked up and an industrial building is under construction next door. Subject property will be sold this year.

I.1.4 - Subject property will have no adverse impacts on existing land uses and is not near agricultural or forested areas.

I.1.5 - The industrial development on subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction.

I.1.6 - The proposed industrial development will meet the County's LDR's for Industrial Land Use.

**J. Sherman Frier & Associates, Inc.**  
**Land Surveyors**

**130 West Howard Street  
Live Oak, Florida 32064**

**Telephone (386) 362-4629  
FAX (386) 362-5270  
Email: JSFA@WINDSTREAM.net  
TIMALCORN@WINDSTREAM.net**

April 17, 2017

WINDSWEPT TRUST AND HUBER INVESTMENTS  
PARCELS 24-4S-16-03120-000 & 24-4S-16-03120-101

WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 70.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN SOUTH 85°34'42" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1257.34 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 68°03'30" WEST, 136.67 FEET TO THE POINT OF REVERSE CURVE, SAID POINT OF REVERSE CURVE ALSO BEING A POINT ON A CUL-DE-SAC CONCAVED EASTERLY HAVING A RADIUS OF 93.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 66°56'30" WEST, 165.01 FEET; THENCE CONTINUE ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 58°05'54" EAST, 165.01 FEET TO A POINT ON NORTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST WINDSWEPT GLEN AND THE TERMINUS OF SAID CUL-DE-SAC, SAID POINT BEING THE POINT OF REVERSE CURVE OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 76°54'06" EAST, 136.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 85°34'42" EAST, A DISTANCE OF 219.74 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 738.90 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 750.15 FEET TO THE NORTHWEST CORNER OF LOT 1, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3 AS RECORDED IN PLAT BOOK 9, PAGES 119 & 120 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 04°25'18" EAST ALONG THE WEST LINE OF SAID LOT 1 OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3, A DISTANCE OF 723.78 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN NORTH 85°34'42' EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 292.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.43 ACRES±

JOB NO. 79-16-2017

**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 Tim Alcorn  
(Name of Person to Act as my Agent)

for J. Sherman Frier and Associates  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Prelim Plat  
(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: Daniel Crapps

Applicant/Owner's Title: Trustee

On Behalf of: Windswept Land Trust  
(Company Name, if applicable)

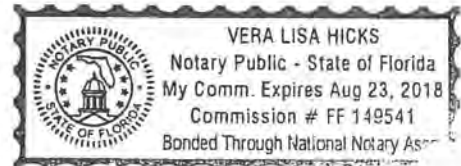
Telephone: 386-755-5110 Date: April 17, 2017

Applicant/Owner's Signature: [Handwritten Signature]  
Print Name: Daniel Crapps

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrumnt was acknoelged before me this 17 day of April, 20 17 by Daniel Crapps,  
whom is personally known by me  OR produced identification .  
Type of Identification Produced \_\_\_\_\_

[Handwritten Signature]  
(Notary Signature) (SEAL)



170092 100388

Doc. 15.00  
1521.80

THIS INSTRUMENT WAS PREPARED BY:  
TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

NOV 22 PM 3:02

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328  
99-410  
Property Appraiser's  
Parcel Identification No.  
24-4s-16-03120-000

Documentary Stamp \$ 1521.80  
Intangible Tax  
P. DeWitt Cason  
Clerk of Court  
By [Signature] D.C.

RECORDS DEPARTMENT  
NOV 22 1999  
[Signature]

**WARRANTY DEED TO TRUSTEE UNDER  
LAND TRUST AGREEMENT**

THIS INDENTURE WITNESSETH, that the Grantor, RONNY E. FULMER, whose post office address is 2417 McWEST STREET, TALLAHASSEE, FL 32303 of the County of Leon, and State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is acknowledged, grants, conveys and warrants unto DANIEL CRAPPS, Trustee under the provisions of a certain Trust Agreement dated the 1st day of November, 1999, known as the Windawept Land Trust, whose post office address is 4400 US Highway 90 West, Lake City, FL 32055, the following described real estate in the County of Columbia, and State of Florida.

**TOWNSHIP 4 SOUTH - RANGE 16 EAST**

**SECTION 24:** Begin at the SE Corner of SE 1/4 and run South 85°34'42" W, 33.07 feet to the West line of Arrowhead Drive and the POINT OF BEGINNING. Thence run South 85°34'52" W, 2352.09 feet along the South line of the S 1/2 of the SE 1/4 to a point; thence North 00°57'06" W, 1323.36 feet to the NW corner of the S 1/2 of SE 1/4; thence North 86°43'51" E, 2354.33 feet to a point on the West line of Arrowhead Drive; thence South 00°44'38" E, 1276.22 feet along the West line of Arrowhead Drive to the POINT OF BEGINNING.

N.B. The property described herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement.

Full power and authority is granted by this Deed to Trustee or his successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in

relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased ~~or mortgaged~~ # 8892, 880389 by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and is binding upon all beneficiaries under such instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries under the Trust Agreement, as their attorney in fact, by this Deed irrevocably appointed for such purpose, or, at the election of Trustee, in his own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of Trustee shall be applicable for its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from such real estate as aforesaid.

And the Grantor by this Deed fully warrants the title to the above described real estate and will defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor aforesaid has set their hands and seals this 19th day of November, 1999.

Signed, sealed and delivered in our presence:

*Terry McDavid*  
(First Witness)

Terry McDavid  
Printed Name

*Ronny E. Fulmer* (SEAL)  
Grantor

RONNY E. FULMER  
Printed Name

*DeEtte F. Brown*  
(Second Witness)

DeEtte F. Brown  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of November, 1999 by RONNY E. FULMER, who is personally known to me or who has produced as identification and who did not take an oath.

My Commission Expires:

*DeEtte F. Brown*  
Notary Public

Printed, typed, or stamped name:



0092 0035  
OFFICIAL RECORD

**Columbia County Property Appraiser**

Jeff Hampton

**2016 Tax Roll Year**

updated: 4/11/2017

Parcel: << 24-4S-16-03120-000 >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	<b>CRAPPS DANIEL TRUSTEE</b> 2806 W US HIGHWAY 90 STE 101 LAKE CITY, FL 32055		
Site	230 WINDSWEPT GLN,		
Description *	COMM AT SE COR OF SE1/4, RUN E AC FOR WINDSWEPT INDUSTRIAL 33.07 FT TO W R/W OF ARROWHEAD DR FOR POB, CONT W 2352.09 FT, N 1323.36 FT, E 2354.33 FT TO W R/W OF ARROWHEAD DR, SOUTH 1276.22 FT TO POB ORB 892-388 EX 16.35 AC FOR WINDSWEPT INDUSTRIAL S/D PHS 1 ...more>>>		
Area	44.25 AC	S/T/R	24-4S-16
Use Code *	VACANT IND (004000)	Tax District	2

\* The Description above is not to be used as the Legal Description for this parcel in any legal transaction. The Use Code is a FL Dept. of Revenue (DOR) code. Please contact the Columbia County Planning & Development office for specific zoning information.



**Property & Assessment Values**

2016 Certified Values		2017 Working Values	
Mkt Land (1)	\$253,413	Mkt Land (1)	\$217,69
Ag Land (0)	\$0	Ag Land (0)	\$
Building (0)	\$0	Building (0)	\$
XFOB (0)	\$0	XFOB (0)	\$
Just	\$253,413	Just	\$217,69
Class	\$0	Class	\$
Appraised	\$253,413	Appraised	\$217,69
Exempt	\$0	Exempt	\$
Assessed	\$253,413	Assessed	\$217,69
Total Taxable	county:\$253,413 city:\$253,413 other:\$253,413 school:\$253,413	Total Taxable	county:\$217,69 city:\$217,69 other:\$217,69 school:\$217,69

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
11/19/1999	\$217,400	892/0388	WD	V	Q	

**Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

**Extra Features & Out Buildings** - (Show Codes)

--	--	--	--	--	--	--

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

**Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
004000	VAC INDUST (MKT)	44.250 AC	1.00/1.00 1.00/1.00	\$4,920	\$217,696

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com



# Columbia County Tax Collector

generated on 4/17/2017 8:28:01 AM EDT

Last Update: 4/17/2017 8:28:01 AM EDT

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
R03120-000	REAL ESTATE	2016

**Mailing Address**  
 CRAPPS DANIEL TRUSTEE  
 2806 W US HIGHWAY 90 STE 101  
 LAKE CITY FL 32055

**Property Address**  
 230 WINDSWEPT SW  
  
**GEO Number**  
 244S16-03120-000

**Exempt Amount**  
 See Below

**Taxable Value**  
 See Below

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	002	
<u>Legal Description (click for full description)</u>		
24-4S-16 4000/4000 51.51 Acres COMM AT SE COR OF SE1/4, RUN E AC FOR WINDSWEPT INDUSTRIAL 33.07 FT TO W R/W OF ARROWHEAD DR FOR POB, CONT W 2352.09 FT, N 1323.36 FT, E 2354.33 FT TO W R/W OF ARROWHEAD DR, SOUTH 1276.22 FT TO POB ORB 892-388 EX 16.35 AC FOR WINDSWEPT 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	253,413	0	\$253,413	\$2,031.11
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	253,413	0	\$253,413	\$189.55
LOCAL	4.5040	253,413	0	\$253,413	\$1,141.37
CAPITAL OUTLAY	1.5000	253,413	0	\$253,413	\$380.12
SUNANNEE RIVER WATER MGT DIST	0.4093	253,413	0	\$253,413	\$103.72
LAKE SHORE HOSPITAL AUTHORITY	0.9620	253,413	0	\$253,413	\$243.78
<b>Total Millage</b>	<b>16.1383</b>				<b>\$4,089.65</b>

### Non-Ad Valorem Assessments

Code	Levyng Authority	Amount
FFIR	FIRE ASSESSMENTS	\$53.74

<b>Total Assessments</b>	\$53.74
<b>Taxes &amp; Assessments</b>	\$4,143.39
<b>If Paid By</b>	<b>Amount Due</b>
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2016	PAYMENT	2101011.0001	2016	\$3,977.65

Prior Years Payment History

### Prior Year Taxes Due

NO DELINQUENT TAXES

This Instrument Prepared By:  
Branden Strickland  
Absitree Trust Title, LLC  
281 NW Cole Terrace / PO Box 7171  
Lake City, FL 32055

ATT# 4-6598

Inst 201512003734 Date 3/2/2015 Time: 1:36 PM  
Doc Stamp Deed 700.00  
DC, P DeWitt Cason, Columbia County Page 1 of 2 B 1290 P 525

### GENERAL WARRANTY DEED

Trust to Limited Liability Company

THIS INDENTURE, made this 25<sup>th</sup> day of February, 2015, by and between Daniel Crapps, Trustee under the provisions of a certain Trust Agreement dated the 1st day of November, 1999, known as the Windswept Land Trust, hereinafter referred to as Grantor, who's principle place of business is 2806 West Hwy 90, Ste. 101, Lake City, Florida 32055, to Huber Investments, LLC, a Florida Limited Liability Company, with full power to manage, conserve, sell and transfer subject property, whose post office address is: 496 SW Ring Court, Lake City, FL 32025, as Grantee;

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

And said Grantor does hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whosoever.

The terms "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:

Vera Lisa Hicks  
WITNESS  
Mary Lyons  
Printed Name  
Mary Lyons  
WITNESS  
MARY LYONS  
Printed Name

Windswept Land Trust Agreement dated the 1st Day of November, 1999

BY: Daniel Crapps  
Daniel Crapps, as Trustee

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 25 day of February, 2015, by Daniel Crapps, Trustee under the provisions of a certain Trust Agreement dated the 1st day of November, 1999, known as the Windswept Land Trust, who is personally known to me and who did not take an oath.

(SEAL)

Vera Lisa Hicks  
NOTARY PUBLIC

My Commission Expires: 8-23-18



ATT# 6598

EXHIBIT "A"

Lot 11, Windswept Industrial Subdivision, Unit 3, an unrecorded subdivision, more particularly described as follows:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run South  $85^{\circ}34'42''$  West along the South line of the Southeast  $\frac{1}{4}$  of Section 24 a distance of 371.65 feet; thence North  $00^{\circ}48'31''$  West a distance of 174.35 feet; thence South  $85^{\circ}34'42''$  West a distance of 330.66 feet; thence North  $00^{\circ}48'31''$  West a distance of 396.79 feet; thence South  $85^{\circ}34'42''$  West a distance of 292.02 feet to the Point of Beginning; thence continue South  $85^{\circ}34'42''$  West a distance of 250.00 feet; thence North  $04^{\circ}25'18''$  West a distance of 728.82 feet; thence North  $86^{\circ}44'00''$  East a distance of 250.05 feet; thence South  $04^{\circ}25'18''$  East a distance of 723.78 feet to the Point of Beginning.

Together with an Easement described as follows:

Commence at the SE corner of the SE  $\frac{1}{4}$  of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run South  $85^{\circ}34'42''$  West along the South line of the SE  $\frac{1}{4}$  of Section 24 a distance of 371.65 feet; thence North  $00^{\circ}48'31''$  West a distance of 174.35 feet; thence South  $85^{\circ}34'42''$  West a distance of 330.66 feet; thence North  $00^{\circ}48'31''$  West a distance of 326.65 feet to the Point of Beginning; thence South  $85^{\circ}34'42''$  West a distance of 537.60 feet; thence North  $04^{\circ}25'18''$  West a distance of 70.00 feet; thence North  $85^{\circ}34'42''$  East a distance of 542.02 feet; thence South  $00^{\circ}48'31''$  East a distance of 70.14 feet to the Point of Beginning.

**Columbia County Property Appraiser**  
 Jeff Hampton

**2016 Tax Roll Year**  
 updated: 4/11/2017

Parcel: << 24-4S-16-03120-001 >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	HUBER INVESTMENTS, LLC 496 SW RING CT LAKE CITY, FL 32025		
Site	313 WINDSWEPT GLN, LAKE CITY		
Description *	COMM SE COR, W 371.65 FT, N 174.83 FT, SW 330.66 FT, N 396.79 FT, SW 292.02 FT FOR POB, CONT SW 250 FT, NW 728.82 FT, NE 250.05 FT, SE 723.78 FT TO POB. WD 1290-525,		
Area	4.15 AC	S/T/R	24-4S-16E
Use Code *	WHSE STORA (004817)	Tax District	2

\* The Description above is not to be used as the Legal Description for this parcel in any legal transaction. The Use Code is a FL Dept. of Revenue (DOR) code. Please contact the Columbia County Planning & Development office for specific zoning information.



**Property & Assessment Values**

2016 Certified Values		2017 Working Values	
Mkt Land (1)	\$85,490	Mkt Land (1)	\$85,490
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (2)	\$790,824
XFOB (0)	\$0	XFOB (2)	\$46,344
Just	\$85,490	Just	\$922,662
Class	\$0	Class	\$0
Appraised	\$85,490	Appraised	\$922,662
Exempt	\$0	Exempt	\$0
Assessed	\$85,490	Assessed	\$922,662
Total Taxable	county:\$85,490	Total	county:\$922,662
	city:\$85,490		city:\$922,662
	other:\$85,490		other:\$922,662
	school:\$85,490		school:\$922,662

**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
2/25/2015	\$100,000	1290/0525	WD	V	Q	01

**Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	OFFICE LOW (004900)	2016	3000	3000	\$262,414
Sketch	2	PREF M B A (008700)	2016	11250	14300	\$528,412

**Extra Features & Out Buildings** - (Show Fields)

--	--	--	--	--	--	--

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2016	\$9,290.00	4645.000	0 x 0 x 0	(000.00)
0260	PAVEMENT-A	2016	\$37,056.00	23160.000	0 x 0 x 0	(000.00)

**Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
004817	STORG/ OFF (MKT)	4.150 AC	1.00/1.00 1.00/1.00	\$20,600	\$85,490

### Detail by Entity Name

Florida Limited Liability Company  
HUBER INVESTMENTS, LLC

#### Filing Information

**Document Number** L08000062826  
**FEI/EIN Number** N/A  
**Date Filed** 06/26/2008  
**Effective Date** 06/26/2008  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 10/20/2015

#### Principal Address

313 SW Windswept Glen  
LAKE CITY, FL 32024

Changed: 01/12/2017

#### Mailing Address

313 SW Windswept Glen  
LAKE CITY, FL 32024

Changed: 01/12/2017

#### Registered Agent Name & Address

HUBER, ABRAM B  
313 SW Windswept Glen  
LAKE CITY, FL 32024

Name Changed: 10/20/2015

Address Changed: 01/12/2017

#### Authorized Person(s) Detail

##### **Name & Address**

Title MGR

HUBER, ABRAM B  
313 SW Windswept Glen  
LAKE CITY, FL 32024

#### Annual Reports

Report Year	Filed Date
2015	10/20/2015
2016	07/14/2016
2017	01/12/2017

#### Document Images

01/12/2017 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>
07/14/2016 -- ANNUAL REPORT	<a href="#">View image in PDF format</a>

SCALE: 1" = 100'	DATE SURVEYED: 01-05-17	DATE DRAWN: 04-10-17
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
**LAND SURVEYORS**  
 CERTIFICATE OF AUTHORIZATION - LB# 7170  
 130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
 PHONE: 386-362-4629 - FAX: 386-362-5270

**CERTIFICATE OF DEDICATION & OWNERSHIP:**  
 KNOWN ALL MEN BY THESE PRESENT THAT WINDSWEPT LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

\_\_\_\_\_  
 DANIEL CRAPPS  
 TRUSTEE  
 WINDSWEPT LAND TRUST  
 2806 U.S. 90 WEST, STE. 101  
 LAKE CITY, FLORIDA 32055  
 PHONE: (386) 755-5110

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 WITNESS

**WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4**  
 IN  
**SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,**  
**COLUMBIA COUNTY, FLORIDA**

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 70.14 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN SOUTH 85°34'42" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1257.34 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 68°03'30" WEST, 136.67 FEET TO THE POINT OF REVERSE CURVE, SAID POINT OF REVERSE CURVE ALSO BEING A POINT ON A CUL-DE-SAC CONCAVED EASTERLY HAVING A RADIUS OF 93.00 FEET; THENCE RUN ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 66°56'30" WEST, 165.01 FEET; THENCE CONTINUE ALONG AND AROUND SAID CUL-DE-SAC, A CHORD BEARING AND DISTANCE OF NORTH 58°05'54" EAST, 165.01 FEET TO A POINT ON NORTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST WINDSWEPT GLEN AND THE TERMINUS OF SAID CUL-DE-SAC, SAID POINT BEING THE POINT OF REVERSE CURVE OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 227.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 76°54'06" EAST, 136.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 85°34'42" EAST, A DISTANCE OF 219.74 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 738.90 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 750.15 FEET TO THE NORTHWEST CORNER OF LOT 1, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3 AS RECORDED IN PLAT BOOK 9, PAGES 119 & 120 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 04°25'18" EAST ALONG THE WEST LINE OF SAID LOT 1 OF SAID WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3, A DISTANCE OF 723.78 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN; THENCE RUN NORTH 85°34'42" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 292.02 FEET TO THE POINT OF BEGINNING. CONTAINING 15.43 ACRES±

STATE OF FLORIDA, COUNTY OF COLUMBIA:  
 I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF DEDICATION & OWNERSHIP:**  
 KNOWN ALL MEN BY THESE PRESENT THAT ABRAM HUBER, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

\_\_\_\_\_  
 ABRAM HUBER  
 OWNER, HUBER INVESTMENTS, LLC  
 313 SW WINDSWEPT GLEN  
 LAKE CITY, FLORIDA 32024  
 PHONE: (386) 752-4502

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 WITNESS

STATE OF FLORIDA, COUNTY OF COLUMBIA:  
 I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017, BEFORE ME PERSONALLY APPEARED ABRAM HUBER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

**CERTIFICATE OF DEDICATION OF MORTGAGEE**  
 THIS IS TO CERTIFY THAT COLUMBIA BANK, A CORPORATION UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY OF THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4", FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF COLUMBIA BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, LORI G. SIMPSON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017.

\_\_\_\_\_  
 LORI G. SIMPSON  
 SENIOR VICE PRESIDENT, COLUMBIA BANK

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 WITNESS

STATE OF FLORIDA, COUNTY OF COLUMBIA:  
 I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017, BEFORE ME PERSONALLY APPEARED LORI G. SIMPSON TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017

\_\_\_\_\_  
 NOTARY PUBLIC, STATE OF FLORIDA

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**

EXAMINED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY \_\_\_\_\_  
 ATTORNEY

**CLERK'S CERTIFICATE:**  
 THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

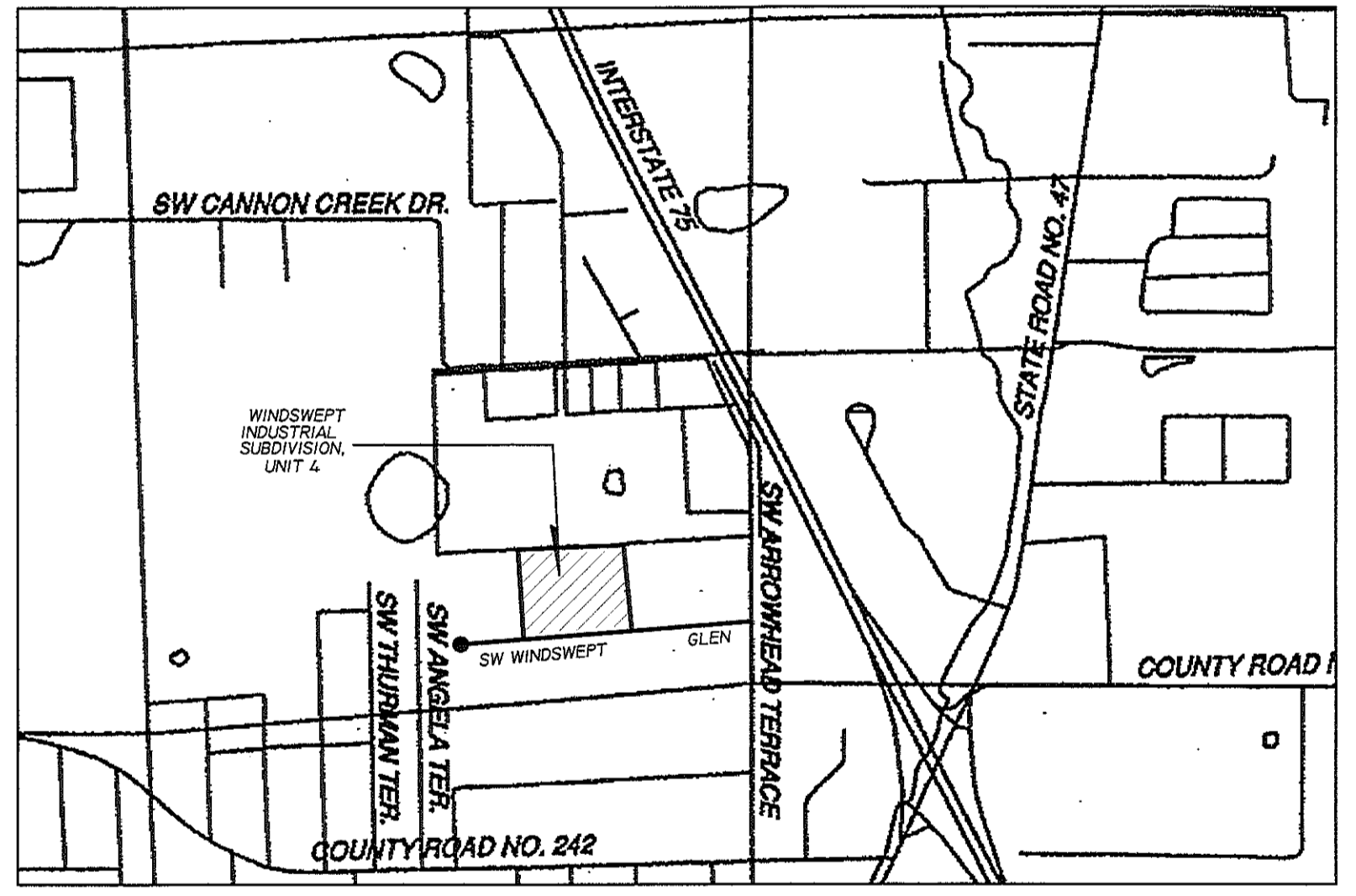
SIGNED: \_\_\_\_\_  
 CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**  
 THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

\_\_\_\_\_  
 CHAIRMAN

\_\_\_\_\_  
 ATTEST:

VICINITY MAP



**ACCEPTANCE FOR MAINTENANCE:**

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS 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.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF COUNTY SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REGISTRATION NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

\_\_\_\_\_  
 TIMOTHY B. ALCORN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6332  
 DATE: APRIL 10, 2017  
 JOB NO.: 79-16 WIS4 FINAL PLAT  
 \*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER\*

# WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 4 IN SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

### UTILITY EASEMENT DETAIL:



10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

### FLOOD ZONE INFORMATION

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0381C

### NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SPECIAL NOTE:

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY MAY OCCUR DURING HEAVY RAINS.

**NOTICE:**  
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.

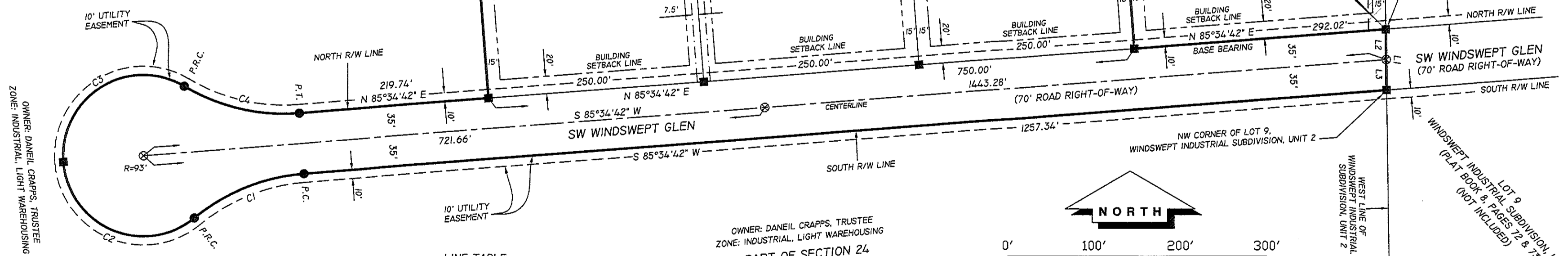
**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, L.B. # 6685
  - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR, L.B. # 6685
  - ⊗ DENOTES P.C.P. (PERMANENT CONTROL POINT) FOUND, NAIL & TAB, L.B. # 6685
- 1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW WINDSWEPT GLEN (S 85°34'42" W-PLAT).
  - 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

### ABBREVIATIONS

- IP - IRON PIPE
- REB. - REBAR
- ST. - STREET
- AVE. - AVENUE
- NO ID - NO IDENTIFICATION
- FD. - FOUND
- CM - CONCRETE MONUMENT
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (M) - MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (R) - RECORD
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY



LINE	BEARING	DISTANCE
L1	S 00°48'31" E	70.14'
L2	S 00°48'31" E	35.07'
L3	S 00°48'31" E	35.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	227.00'	138.83'	136.67'	S 68°03'30" W	35°02'25"	71.66'
C2	93.00'	202.96'	165.01'	N 66°56'30" W	125°02'25"	178.80'
C3	93.00'	202.96'	165.01'	N 58°05'54" E	125°02'25"	178.80'
C4	227.00'	138.83'	136.67'	S 76°54'06" E	35°02'25"	71.66'

### ZONING:

ILW - INDUSTRIAL, LIGHT WAREHOUSING

### BUILDING SET BACKS:

FRONT: 20 FEET  
REAR: 15 FEET  
SIDE: 15 FEET

SURVEYOR:  
TIMOTHY B. ALCORN  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6332

SCALE: 1" = 100'	DATE SURVEYED: 01-05-17	DATE DRAWN: 01-30-17
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
**LAND SURVEYORS**

CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-362-4629 - FAX: 386-362-5270





**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: 5/25/2017 Meeting Date: 6/1/2017

Name: Ben Scott Department: BCC Administration

Division Manager's Signature: 

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

Richard Powell  
Presentation of 2015-2016 Audit

**2. Recommended Motion/Action:**

\_\_\_\_\_

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.

**COLUMBIA COUNTY,  
FLORIDA**

**ANNUAL FINANCIAL REPORT**

**For the Fiscal Year Ended September 30, 2016**



**Powell & Jones**  
Certified Public Accountants

Richard C. Powell, Jr., CPA  
Marian Jones Powell, CPA

1359 S.W. Main Blvd.  
Lake City, Florida 32025  
386 / 755-4200  
Fax: 386 / 719-5504

admin@powellandjonescpa.com

## **INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS**

**To the Board of County Commissioners  
and Constitutional Officers  
Columbia County, Florida**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Columbia County, Florida, as of and for the fiscal year ended September 30, 2016, and the related notes to the financial statements which collectively comprise Columbia County, Florida's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate under the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Columbia County, Florida as of September 30, 2016, and the respective changes in financial position and cash flows, where applicable, for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

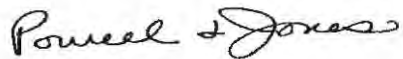
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 11 through 18, budgetary comparison information on pages 68 through 75 and pension schedules on pages 76 through 77, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Columbia County, Florida's financial statements as a whole. The accompanying Schedule of Expenditures of State Financial Assistance is presented for purposes of additional analysis as required by *Chapter 10.550 Rules of the State of Florida, Office of the Auditor General*; and is not a required part of the financial statements. The Schedule of Expenditures of State Financial Assistance is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The combining nonmajor fund financial statements, listed in the table of contents, are also presented for purposes of additional analysis and are not a required part of the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, this information is fairly stated in all material respects in relation to the financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2017 on our consideration of Columbia County, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, in considering the Columbia County, Florida's internal control over financial reporting and compliance.



**POWELL & JONES**  
Certified Public Accountants  
March 16, 2017

**COLUMBIA COUNTY, FLORIDA  
GOVERNMENTAL FUNDS  
BALANCE SHEET  
September 30, 2016**

	Special Revenue Funds					Capital Projects Funds			Other Governmental Funds	Total Governmental Funds
	General Fund	County Transportation Trust	Municipal Services	Clerk of Courts Operating	Sheriff Operating	Economic Development	County Facilities	Road Improvement		
<b>ASSETS</b>										
Cash	\$ 1,789,883	\$ 849,612	\$ 398,941	\$ 92,306	\$ 1,343,965	\$ 63,599	\$ 6,090,546	\$ 5,333,065	\$ 5,987,607	\$ 21,949,444
Accounts receivable	2,222	-	28,761	-	25,118	-	-	-	8,557	64,658
Notes receivable	-	-	-	-	-	57,348	-	-	-	57,348
Due from other funds	2,059,380	-	935,637	164,136	26,318	-	-	-	967,482	4,152,953
Due from other governmental units	1,526,534	550,862	41,058	20,387	31,573	-	-	2,625,122	217,740	5,013,276
Inventories	-	85,233	-	-	-	-	-	-	-	85,233
Prepaid expenses	1,960	-	-	-	43,848	-	-	-	4,918	50,726
Investments	10,336,390	1,487,750	2,956,943	-	-	393,776	-	1,753,933	1,207,380	20,136,172
Other current assets	6,937	1,913	-	-	-	2,000	-	-	-	10,850
<b>Total assets</b>	<b>\$ 15,723,306</b>	<b>\$ 4,975,370</b>	<b>\$ 4,361,340</b>	<b>\$ 276,829</b>	<b>\$ 1,470,842</b>	<b>\$ 516,723</b>	<b>\$ 6,090,546</b>	<b>\$ 9,712,120</b>	<b>\$ 8,393,584</b>	<b>\$ 51,520,660</b>
<b>LIABILITIES AND FUND BALANCES</b>										
<b>LIABILITIES</b>										
Accounts payable	\$ 373,741	\$ 420,569	\$ 242,142	\$ 2,486	\$ 115,435	\$ 2,513	\$ 17,387	\$ 333,700	\$ 103,165	\$ 1,611,138
Due to other funds	-	-	-	98,896	842,839	-	-	-	411,341	1,353,076
Due to other governmental units	-	-	-	21,433	-	-	-	170,000	21,915	213,352
Accrued wages	53,503	-	8,646	-	-	1,866	-	-	10,796	74,801
Accrued payroll liabilities	67,893	40,001	2,181	14,824	505,520	-	-	-	19,367	649,796
Deposits	-	-	-	-	-	-	2,500	-	-	2,500
Unearned revenues	-	-	19,855	139,180	-	-	-	-	-	159,035
Other current liabilities	-	-	335	-	7,048	-	-	-	-	7,383
<b>Total liabilities</b>	<b>495,137</b>	<b>460,570</b>	<b>273,159</b>	<b>276,829</b>	<b>1,470,842</b>	<b>4,369</b>	<b>19,887</b>	<b>503,700</b>	<b>566,588</b>	<b>4,071,081</b>
<b>Fund balances</b>										
<b>Nonspendable:</b>										
Inventories	-	85,233	-	-	-	-	-	-	-	85,233
Notes receivable	-	-	-	-	-	57,348	-	-	-	57,348
Advance	971,030	-	-	-	-	-	-	-	-	971,030
Other	1,960	-	-	-	-	2,000	-	-	4,918	8,878
Restricted	1,043,508	4,429,567	4,088,161	-	-	-	-	-	7,383,050	16,944,306
Committed	944,429	-	-	-	-	-	-	-	34,976	979,405
Assigned	773,662	-	-	-	-	453,006	6,070,659	9,208,420	404,052	16,909,799
Unassigned	11,493,680	-	-	-	-	-	-	-	-	11,493,680
<b>Total fund balances</b>	<b>15,228,169</b>	<b>4,514,800</b>	<b>4,088,161</b>	<b>-</b>	<b>-</b>	<b>512,364</b>	<b>6,070,659</b>	<b>9,208,420</b>	<b>7,826,996</b>	<b>47,449,579</b>
<b>Total liabilities and fund balances</b>	<b>\$ 15,723,306</b>	<b>\$ 4,975,370</b>	<b>\$ 4,361,340</b>	<b>\$ 276,829</b>	<b>\$ 1,470,842</b>	<b>\$ 516,723</b>	<b>\$ 6,090,546</b>	<b>\$ 9,712,120</b>	<b>\$ 8,393,584</b>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds:

119,748,531

Long-term debt transactions are not due and payable in the current period and therefore are not reported in the funds:

Interest payable  
Bonds payable

(17,540)

(10,062,567)

Capital leases

(1,610,194)

Accrued compensated absences

(2,189,466)

County's proportionate share of FRS net pension liability and related deferred outflow/inflows

(19,923,544)

Net position of governmental activities

\$ 133,378,798

See notes to financial statements.

**COLUMBIA COUNTY, FLORIDA  
GOVERNMENTAL FUNDS  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
For the Fiscal Year Ended September 30, 2016**

	Special Revenue Funds					Capital Projects Funds		Other Governmental Funds	Total Governmental Funds	
	General Fund	County Transpor- tation Trust	Municipal Services	Clerk of Courts Operating	Sheriff Operating	Economic Development	County Facilities			Road Improvement
<b>REVENUES</b>										
Taxes	\$ 23,448,582	\$ 4,218,074	\$ 505,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,012,135	\$ 31,183,947
Licenses and permits, special assessments	19,238	-	9,500,891	-	-	-	-	-	18,433	9,538,562
Intergovernmental	6,409,033	4,697,535	272,193	118,337	69,329	1,070,000	-	4,379,217	731,021	17,746,655
Charges for services	2,079,148	5,524	15,895	1,137,479	227,107	-	-	-	2,470,267	5,962,745
Fines and forfeitures	106,242	-	-	497,067	-	-	-	-	272,385	875,694
Interest	71,114	27,870	25,963	-	1,372	9,363	-	22,424	13,570	171,676
Miscellaneous	386,009	195,487	33,026	-	182,120	13,765	-	-	100,967	891,374
<b>Total revenues</b>	<b>32,519,366</b>	<b>9,144,490</b>	<b>10,353,114</b>	<b>1,752,883</b>	<b>459,928</b>	<b>1,093,128</b>	<b>27,325</b>	<b>4,401,641</b>	<b>6,618,778</b>	<b>66,370,653</b>
<b>EXPENDITURES</b>										
<b>Current expenditures</b>										
General government	4,529,567	-	347,584	683,496	-	-	122,121	-	3,749,818	9,432,586
Public safety	3,076,574	-	5,558,788	-	12,830,333	-	10,679	-	137,884	21,614,258
Physical environment	1,182,912	7,467	3,531,636	-	-	-	7,907	-	-	4,729,922
Transportation	-	7,083,484	-	-	-	-	350	2,044,334	157,900	9,286,068
Economic environment	187,694	-	11,531	-	-	350,063	-	-	1,068,196	1,597,484
Human services	2,544,961	-	-	-	-	-	70,000	-	-	2,614,961
Culture/recreation	1,298,378	-	-	-	-	-	90,343	-	785,639	2,174,360
Court-related	-	-	-	1,398,094	-	-	-	-	698,166	2,096,260
<b>Capital outlay</b>										
General government	217,896	-	-	-	-	-	-	-	133,440	351,336
Public safety	115,753	-	29,452	-	208,478	-	282,312	-	96,262	732,257
Physical environment	88,532	-	-	-	-	-	52,794	-	-	141,326
Transportation	-	551,489	-	-	-	-	39,141	3,593,431	739,207	4,923,268
Culture/recreation	60,557	-	-	-	-	-	35,668	-	-	96,225
Court-related	-	-	-	-	-	-	-	-	15,814	15,814
<b>Debt services</b>										
Principal	-	152,417	3,547,118	-	-	451,514	-	-	3,273,777	7,424,826
Interest	-	54,119	89,347	-	-	38,294	-	-	59,717	241,467
<b>Total expenditures</b>	<b>13,282,824</b>	<b>7,848,976</b>	<b>13,115,456</b>	<b>2,081,590</b>	<b>13,038,811</b>	<b>839,861</b>	<b>711,315</b>	<b>5,637,765</b>	<b>10,915,820</b>	<b>67,472,418</b>
<b>Excess of revenues over (under) expenditures</b>	<b>19,236,542</b>	<b>1,295,514</b>	<b>(2,762,342)</b>	<b>(328,707)</b>	<b>(12,578,883)</b>	<b>253,267</b>	<b>(883,990)</b>	<b>(1,238,124)</b>	<b>(4,297,042)</b>	<b>(1,101,765)</b>
<b>Other financing sources (uses)</b>										
Loan proceeds	-	-	3,315,370	-	-	-	-	-	8,000,000	9,315,370
Sale of fixed assets	-	16,500	-	-	-	-	-	-	277,062	293,562
Interfund transfers in	788,581	-	-	328,707	12,578,883	-	7,384,746	4,063,663	18,663,589	43,808,169
Interfund transfers out	(18,310,522)	(2,700,000)	(2,000,000)	-	-	(1,315,000)	(838,800)	-	(17,548,847)	(42,509,169)
<b>Total other financing sources (uses)</b>	<b>(17,521,941)</b>	<b>(2,683,500)</b>	<b>1,315,370</b>	<b>328,707</b>	<b>12,578,883</b>	<b>(1,315,000)</b>	<b>6,747,946</b>	<b>4,063,663</b>	<b>7,393,804</b>	<b>10,907,932</b>
<b>Net change in fund balances</b>	<b>1,714,601</b>	<b>(1,387,986)</b>	<b>(1,446,972)</b>	<b>-</b>	<b>-</b>	<b>(1,061,733)</b>	<b>6,063,956</b>	<b>2,827,539</b>	<b>3,096,762</b>	<b>9,806,167</b>
Fund balances beginning of year	13,513,568	5,902,786	5,535,153	-	-	1,574,087	6,703	6,380,881	4,730,234	37,643,412
Fund balances end of year	\$ 15,228,169	\$ 4,514,800	\$ 4,088,181	\$ -	\$ -	\$ 512,354	\$ 6,070,659	\$ 9,208,420	\$ 7,826,996	\$ 47,449,579

See notes to financial statements.

**COLUMBIA COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
September 30, 2016**

	<u>Landfill Enterprise</u>	<u>Utilities</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash	\$ 880	\$ 712,221	\$ 713,101
Accounts receivable net of allowance for uncollectible accounts	425,116	8,939	434,055
Due from other governmental units	90,909	-	90,909
Investments	3,062,617	-	3,062,617
<b>Total current assets</b>	<u>3,579,522</u>	<u>721,160</u>	<u>4,300,682</u>
<b>Noncurrent Assets</b>			
<b>Restricted assets</b>			
Cash	98,344	-	98,344
investments	7,287,384	-	7,287,384
<b>Total restricted assets</b>	<u>7,385,728</u>	<u>-</u>	<u>7,385,728</u>
<b>Fixed assets</b>			
Land	887,973	1,104,874	1,992,847
Buildings	508,514	131,200	639,714
Improvements other than buildings	12,175,435	4,024,312	16,199,747
Equipment	3,436,576	63,711	3,500,287
Construction in progress	60,632	167,620	228,252
Allowance for depreciation	(9,249,214)	(1,257,458)	(10,506,672)
<b>Total fixed assets</b>	<u>7,819,916</u>	<u>4,234,259</u>	<u>12,054,175</u>
<b>Total noncurrent assets</b>	<u>15,205,644</u>	<u>4,234,259</u>	<u>19,439,903</u>
<b>Total assets</b>	<u>18,785,166</u>	<u>4,955,419</u>	<u>23,740,585</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Florida Retirement System pension related	262,534	-	262,534
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts payable	98,649	4,965	103,614
Accrued wages	7,818	-	7,818
Due to other funds	-	1,453,869	1,453,869
Interest payable	-	5,726	5,726
Accrued compensated absences	30,000	-	30,000
Deposits	17,322	8,570	25,892
Note payable, short-term portion	-	107,009	107,009
Current portion County's share FRS net pension liability	35,378	-	35,378
<b>Total current liabilities</b>	<u>189,167</u>	<u>1,580,139</u>	<u>1,769,306</u>
<b>Current Liabilities Payable from Restricted Assets</b>			
Landfill postclosure costs	204,520	-	204,520
<b>Total current liabilities payable from restricted assets</b>	<u>204,520</u>	<u>-</u>	<u>204,520</u>

(Continued)



**COLUMBIA COUNTY, FLORIDA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
September 30, 2016**

	<u>Landfill Enterprise</u>	<u>Utilities</u>	<u>Total</u>
<b>Noncurrent Liabilities</b>			
Share of Florida State Retirement pension liability	\$ 362,481	\$ -	\$ 362,481
Loan payable Department of Environmental Protection	-	1,077,834	1,077,834
Estimated landfill closure liability	9,580,647	-	9,580,647
Accrued compensated absences	5,029	-	5,029
<b>Total noncurrent liabilities</b>	<u>9,948,157</u>	<u>1,077,834</u>	<u>11,025,991</u>
<b>Total liabilities</b>	<u>10,341,844</u>	<u>2,657,973</u>	<u>12,999,817</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>			
Florida Retirement System pension related	<u>102,229</u>	-	<u>102,229</u>
 <b>NET POSITION</b>			
Invested in capital assets, net of related debt	7,819,916	3,049,416	10,869,332
Unrestricted	783,711	(751,970)	31,741
<b>Total net position</b>	<u>\$ 8,603,627</u>	<u>\$ 2,297,446</u>	<u>\$ 10,901,073</u>

See notes to financial statements.

**COLUMBIA COUNTY, FLORIDA**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**PROPRIETARY FUNDS**

**For the Fiscal Year Ended September 30, 2016**

	<u>Landfill Enterprise</u>	<u>Utilities</u>	<u>Totals</u>
<b>OPERATING REVENUES</b>			
Licenses and permits	\$ -	\$ 5,097	\$ 5,097
Charges for services			
Physical environment			
Garbage/solid waste revenue	3,130,842	-	3,130,842
Water and wastewater revenue	4,312	69,265	73,577
<b>Total operating revenues</b>	<u>3,135,154</u>	<u>74,362</u>	<u>3,209,516</u>
<b>OPERATING EXPENSES</b>			
Landfill and water/wastewater utilities			
Personnel services	708,903	-	708,903
Operating expenses	1,342,786	72,396	1,415,182
Depreciation	567,877	209,993	777,870
<b>Total landfill and water/wastewater utilities</b>	<u>2,619,566</u>	<u>282,389</u>	<u>2,901,955</u>
<b>Total operating expenses</b>	<u>2,619,566</u>	<u>282,389</u>	<u>2,901,955</u>
<b>Operating income (loss)</b>	<u>515,588</u>	<u>(208,027)</u>	<u>307,561</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
State grants			
Physical environment			
State grants	92,909	-	92,909
Gain (loss) on disposal of capital assets	84,228	-	84,228
Interest earnings	103,939	1,640	105,579
Debt service costs			
Interest	-	(30,345)	(30,345)
<b>Total nonoperating revenues (expenses)</b>	<u>281,076</u>	<u>(28,705)</u>	<u>252,371</u>
<b>Change in net position before operating transfers</b>	796,664	(236,732)	559,932
<b>Operating transfers out</b>	(1,814,000)	-	(1,814,000)
<b>Operating transfers in</b>	-	515,000	515,000
<b>Change in net position after operating transfers</b>	<u>(1,017,336)</u>	<u>278,268</u>	<u>(739,068)</u>
<b>Net position at beginning of year</b>	9,620,963	2,019,178	11,640,141
<b>Net position at end of year</b>	<u>\$ 8,603,627</u>	<u>\$ 2,297,446</u>	<u>\$ 10,901,073</u>
<b>See notes to financial statements.</b>			

**COLUMBIA COUNTY, FLORIDA**

**STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS**

For the Fiscal Year Ended September 30, 2016

	<u>Landfill Enterprise</u>	<u>Utilities</u>	<u>Total</u>
<b>Cash Flows From Operating Activities</b>			
Cash flows received from customers	\$ 3,112,266	\$ 75,539	\$ 3,187,805
Cash paid to employees	(476,504)	-	(476,504)
Cash paid for employee benefits	(199,087)	-	(199,087)
Cash paid to vendors	<u>(1,124,978)</u>	<u>(241,599)</u>	<u>(1,366,577)</u>
Net cash provided (used) by operating activities	<u>1,311,697</u>	<u>(166,060)</u>	<u>1,145,637</u>
<b>Cash Flows From Noncapital Financing Activities</b>			
State grants received	19,673	170,882	190,555
Transfers in/(out) from/to other funds	<u>(1,814,000)</u>	<u>515,000</u>	<u>(1,299,000)</u>
Net cash provided (used) by noncapital financing activities	<u>(1,794,327)</u>	<u>685,882</u>	<u>(1,108,445)</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Payments to acquire or construct capital assets	(561,027)	(171,744)	(732,771)
Sale of surplus equipment	84,228	-	84,228
Principal paid on bonds	-	(104,604)	(104,604)
Interest paid on capital debt	-	<u>(30,879)</u>	<u>(30,879)</u>
Net cash used for capital and related financing activities	<u>(476,799)</u>	<u>(307,227)</u>	<u>(784,026)</u>
<b>Cash Flows From Investing Activities</b>			
Interest received	103,939	1,640	105,579
Decrease in investments	<u>23,062</u>	-	<u>23,062</u>
Net cash provided by investing activities	<u>127,001</u>	<u>1,640</u>	<u>128,641</u>
Net increase (decrease) in cash	(832,428)	214,235	(618,193)
Cash at beginning of year	<u>931,652</u>	<u>497,986</u>	<u>1,429,638</u>
Cash at end of year	<u>\$ 99,224</u>	<u>\$ 712,221</u>	<u>\$ 811,445</u>
Shown in the financial statements as:			
Current assets			
Cash	\$ 880	\$ 712,221	\$ 713,101
Noncurrent assets			
Restricted assets	98,344	-	98,344
	<u>\$ 99,224</u>	<u>\$ 712,221</u>	<u>\$ 811,445</u>

(Continued)

**COLUMBIA COUNTY, FLORIDA**

**STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS**

For the Fiscal Year Ended September 30, 2016

	<u>Landfill Enterprise</u>	<u>Utilities</u>	<u>Total</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities</b>			
<b>Operating income (loss)</b>	<b>\$ 515,588</b>	<b>\$ (208,027)</b>	<b>\$ 307,561</b>
<b>Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:</b>			
Depreciation	567,877	209,993	777,870
(Increase) decrease in assets:			
Accounts receivable	(23,638)	550	(23,088)
Increase (decrease) in liabilities:			
Accounts payable	10,971	(169,203)	(158,232)
Due to other funds			
Accrued wages	5,710	-	5,710
Accrued compensated absences	4,365	-	4,365
Deposits	750	627	1,377
Net pension liability	23,237	-	23,237
Landfill closure liability	206,837	-	206,837
<b>Total adjustments</b>	<b>796,109</b>	<b>41,967</b>	<b>838,076</b>
<b>Net cash provided (used) by operating activities</b>	<b>\$ 1,311,697</b>	<b>\$ (166,060)</b>	<b>\$ 1,145,637</b>

See notes to financial statements.

**NOTE 5. PROPERTY TAX REVENUES**

Taxable values for all property are established as of January 1, which is the date of lien, for the fiscal year starting October 1. Property tax revenues recognized for the 2015-2016 fiscal year were levied in October 2015. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount. All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2016, was as follows:

	Beginning Balance	Donations	Additions	Reclassifications/ Adjustments	Deletions	Balance
<b>Governmental activities:</b>						
Capital assets:						
Land	\$ 9,867,861	\$50,200	\$ 292,788	\$ -	\$(1,397,918)	\$ 8,812,931
Land interests	1,609,985	-	-	-	-	1,609,985
Buildings	50,065,706	-	52,493	-	(1,130,420)	48,987,779
Improvements other than buildings	9,277,390	-	144,787	-	-	9,422,177
Road improvements	150,351,936	-	1,763,650	12,856,672	-	164,972,258
Construction in progress	17,924,298	-	2,879,387	(12,816,354)	-	7,987,331
Equipment	25,057,111	-	1,049,384	(49,725)	(734,627)	25,322,143
<b>Total capital assets</b>	<b>264,154,287</b>	<b>50,200</b>	<b>6,182,489</b>	<b>(9,407)</b>	<b>(3,262,965)</b>	<b>267,114,604</b>
<b>Less accumulated depreciation</b>	<b>(137,692,936)</b>	<b>-</b>	<b>(10,407,233)</b>	<b>-</b>	<b>734,096</b>	<b>(147,366,073)</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 126,461,351</b>	<b>\$50,200</b>	<b>\$ (4,224,744)</b>	<b>\$ (9,407)</b>	<b>\$(2,528,869)</b>	<b>\$ 119,748,531</b>
<b>Business-type activities:</b>						
Land	\$ 1,992,847	\$ -	\$ -	\$ -	\$ -	\$ 1,992,847
Equipment	3,271,079	-	500,396	49,725	(320,913)	3,500,287
Buildings	639,714	-	-	-	-	639,714
Improvements	16,199,747	-	-	-	-	16,199,747
Construction in progress	3,189	-	225,063	-	-	228,252
<b>Total capital assets</b>	<b>22,106,576</b>	<b>-</b>	<b>725,459</b>	<b>49,725</b>	<b>(320,913)</b>	<b>22,560,847</b>
<b>Less accumulated depreciation</b>	<b>(10,007,303)</b>	<b>-</b>	<b>(777,871)</b>	<b>(42,411)</b>	<b>320,913</b>	<b>(10,506,672)</b>
<b>Business-type activities capital assets, net</b>	<b>\$ 12,099,273</b>	<b>\$ -</b>	<b>\$ (52,412)</b>	<b>\$ 7,314</b>	<b>\$ -</b>	<b>\$ 12,054,175</b>

Depreciation expense was charged to functions/programs of the Board as follows:

<b>Governmental activities:</b>	
General government	\$ 728,082
Public safety	1,609,964
Physical environment	71,066
Transportation	7,516,684
Economic environment	90,705
Human services	53,420
Culture/recreation	337,312
<b>Total depreciation expense - governmental activities</b>	<b>\$10,407,233</b>
<b>Business -type activities:</b>	
Landfill enterprise	567,877
Utilities enterprise	209,993
<b>Total depreciation expense - business-type activities</b>	<b>\$ 777,870</b>

## D. Changes in Long-term Liabilities

Long-term liability activity for the year ended September 30, 2016, was as follows:

	Prior Year Balance	Additions	Deletions	Current Year Ending Balance	Due Within One Year	Accrued Interest Payable
<b>Governmental activities:</b>						
<b>Revenue bonds:</b>						
Columbia Bank - Series 2008B	\$ 1,432,953	\$ -	\$ (451,514)	\$ 981,439	\$ 465,204	\$ 807
Ameris/Prosperity Bank - Series 2008A-1	3,454,876	-	(3,454,876)	-	-	-
Bascom Norris - Gas Tax 2013	3,131,777	-	(3,131,777)	-	-	-
Hancock Bank Gas Tax Revenue Series 2016	-	6,000,000	(142,000)	5,858,000	421,000	-
First Federal Bank Capital Improvement Series 2016	-	3,315,370	(92,243)	3,223,127	286,673	-
	<u>8,019,606</u>	<u>9,315,370</u>	<u>(7,272,409)</u>	<u>10,062,567</u>	<u>1,172,877</u>	<u>807</u>
<b>Capital Leases Payable:</b>						
Ring Investments M9C00251	146,627	-	(12,647)	133,981	133,981	760
Ring Investments M9C00252	146,627	-	(12,647)	133,981	133,981	760
Ring Investments M9C00254	146,627	-	(12,647)	133,981	133,981	760
Ring Investments M9C00285	158,845	-	(12,249)	146,597	12,616	1,771
Ring Investments M9C00286	158,845	-	(12,249)	146,597	12,616	1,771
Ring Investments M9C00316	158,845	-	(12,249)	146,597	12,616	1,771
Ring Investments M9C00323	158,845	-	(12,249)	146,597	12,616	1,771
Ring Investments M9C00418	171,837	-	(16,371)	155,467	16,891	1,842
Ring Investments M9C00417	171,837	-	(16,371)	155,467	16,891	1,842
Ring Investments M9C00419	171,837	-	(16,371)	155,467	16,891	1,842
Ring Investments M9C00428	171,837	-	(16,371)	155,467	16,891	1,842
	<u>1,762,611</u>	<u>-</u>	<u>(152,417)</u>	<u>1,610,194</u>	<u>519,971</u>	<u>16,733</u>
<b>Other Liabilities:</b>						
Compensated Absences	2,166,812	32,652	-	2,199,464	329,920	-
Net pension liability	19,277,420	19,416,035	(5,209,155)	33,484,300	3,006,488	-
	<u>\$ 31,226,449</u>	<u>\$ 28,764,057</u>	<u>\$ (12,633,981)</u>	<u>\$ 47,356,525</u>	<u>\$ 5,029,256</u>	<u>\$ 17,540</u>
<b>BUSINESS ACTIVITIES</b>						
<b>Loan agreements payable:</b>						
Department of Environmental Regulation	1,289,447	-	(104,604)	1,184,843	107,009	6,260
<b>Other Liabilities</b>						
Compensated Absences	30,664	43,606	(39,241)	35,029	30,000	-
Estimated liability for landfill closure	9,578,330	206,837	-	9,785,167	204,520	-
Net pension liability	228,216	228,257	(58,614)	397,859	35,378	-
	<u>\$ 11,126,657</u>	<u>\$ 478,700</u>	<u>\$ (202,459)</u>	<u>\$ 11,402,898</u>	<u>\$ 375,593</u>	<u>\$ 6,260</u>

### NOTE 11. LANDFILL CLOSURE AND POSTCLOSURE COSTS

State and federal laws and regulations require the County to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure.

Although closure and postclosure care costs will be paid only near or after the date that the landfill stops accepting waste, the County reports a portion of these closure and postclosure care costs as an operating expense in each period based on landfill capacity used as of each balance sheet date.

\$9,785,167 is reported as landfill closure and postclosure care liability at September 30, 2016, represents the cumulative amount reported to date based on the use of 10.8 years of the estimated capacity of the landfill. The County will recognize the remaining estimated cost of closure and postclosure care as the remaining estimated capacity is filled. These amounts are based on what it would cost to perform all closure and annual postclosure care in 2016. The County expects to close this landfill cell in the year 2018. Actual cost may be higher because of inflation, changes in technology, or changes in regulations.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of County Commissioners  
and Constitutional Officers  
Columbia County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Columbia County, Florida, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise Columbia County, Florida's basic financial statements, and have issued our report thereon dated March 16, 2017.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Columbia County, Florida's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Columbia County, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of Columbia County, Florida's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

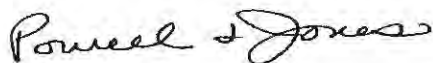
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Columbia County, Florida's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain matters that we reported to the management of Columbia County in a letter dated March 16, 2017 on page 97.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



## **POWELL & JONES**

Certified Public Accountants

March 16, 2017



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH CHAPTER 10.550, RULES OF THE AUDITOR GENERAL, OFFICE OF THE AUDITOR GENERAL**

**To the Board of County Commissioners  
and Constitutional Officers  
Columbia County, Florida**

**Report on Compliance for Each Major State Project**

We have audited the compliance of Columbia County, Florida with the types of compliance requirements described in the State of Florida, Department of Financial Services State Projects Compliance Supplement, that could have a direct and material effect on its major State project for the year ended September 30, 2016. Columbia County, Florida's major State project is identified in the summary of auditors' results section of the accompanying Schedule of Findings.

**Management's Responsibility**

Columbia County, Florida's management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its major State project.

**Auditors' Responsibility**

Our responsibility is to express an opinion on Columbia County, Florida's compliance for each major State Project based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the State of Florida, Office of the Auditor General. Those standards and Chapter 10.550, Rules of the State of Florida, Office of the Auditor General, require that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major State project occurred. An audit includes examining, on a test basis, evidence about Columbia County, Florida's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major State Project. However, our audit does not provide a legal determination of Columbia County, Florida's compliance.

### **Opinion on Each Major State Project**

In our opinion, Columbia County, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major State projects for the fiscal year ended September 30, 2016.

### **Other Matters**

The results of our auditing procedures disclosed no instances of noncompliance, which are required to be reported in accordance with Chapter 10.550, Rules of the State of Florida, Office of the Auditor General.

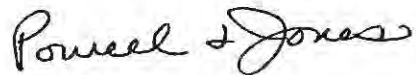
### **Internal Control Over Compliance**

Management of Columbia County, Florida is responsible for establishing and maintaining effective internal control over the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Columbia County, Florida's internal control over compliance with the types of requirements that could have a direct and material effect on a major State project to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major State Project and to test and report on internal control over compliance in accordance with Chapter 10.550, Rules of the State of Florida, Office of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Columbia County, Florida's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a State project on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a State project will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a State Project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Pursuant to Chapter 119, *Florida Statutes*, this report is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this report is intended solely for the information and use of Columbia County, Florida's management, State awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Powell & Jones".

**POWELL & JONES**  
**Certified Public Accountants**  
**March 16, 2017**

COLUMBIA COUNTY FLORIDA  
 SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE  
 For The Fiscal Year Ended September 30, 2016

State Grantor/Pass Through Grantor Program Title	CSFA#	GRANT #	PROGRAM OR AWARD AMOUNT	REPORTED IN PRIOR YEARS	REVENUES RECOGNIZED	EXPENDITURES	ACCRUED / (UNEARNED) 9/30/2016
<b>STATE FINANCIAL ASSISTANCE</b>							
<i>Executive Office of the Governor</i>							
Emergency Management Programs	31.063	17-BG-83-03-22-01-019	105,806	-	-	22,094	30,132
Emergency Management Programs	31.063	16-BG-83-03-22-01-012	105,806	-	96,066	73,523	-
<b>Total Executive Office of the Governor</b>			<b>211,612</b>	<b>-</b>	<b>96,066</b>	<b>95,617</b>	<b>30,132</b>
<i>Department of Environmental Protection</i>							
Small County Solid Waste Grant Agreement	37.012	SC604	90,909	-	90,909	90,909	90,909
Florida Springs Grant Program	37.052	S0924	2,250,000	-	-	-	-
Statewide Surface Water Restoration and Wastewater Projects	37.039	LP6025	1,200,000	717,334	-	-	-
Statewide Surface Water Restoration and Wastewater Projects	37.039	S0924	750,000	-	-	90,607	-
<b>Total Department of Environmental Protection</b>			<b>4,290,909</b>	<b>717,334</b>	<b>90,909</b>	<b>181,516</b>	<b>90,909</b>
<i>Department of Agriculture and Consumer Services</i>							
Arthropod Mosquito Control State Aid	42.003	FDACS Contract #021311	100,218	31,540	41,294	41,294	9,754
<i>Department of Economic Opportunity</i>							
<i>pass through Florida Tourism Industry Marketing Corp.</i>							
Visit Florida	40.006	N/A	7,500	-	7,500	7,500	-
<i>Department of Economic Opportunity</i>							
<i>pass through Florida's Suwannee River Valley Marketing Group</i>							
Rural Community Development and Infrastructure	40.007	D0093	50,000	-	-	11,336	-
<i>Department of Economic Opportunity</i>							
<i>Division of Community Development</i>							
Division of Community Development	40.038	P0172	17,500	-	16,274	16,274	-
<b>Total Department of Economic Opportunity</b>			<b>75,000</b>	<b>-</b>	<b>23,774</b>	<b>35,110</b>	<b>-</b>
<i>Florida Housing Finance Corporation</i>							
<i>State Housing Initiatives Program</i>							
SHIP Funds 2016	40.901	FY2015-2016	362,277	-	362,277	362,277	-
SHIP program income	40.901	FY2015-2016	-	-	9,000	9,000	-
			<b>362,277</b>	<b>-</b>	<b>371,277</b>	<b>371,277</b>	<b>-</b>
<i>Department of State</i>							
State Aid to Libraries Operating/Equalization Grant	45.030	16-ST-09	189,680	-	189,680	189,680	-

Continued

COLUMBIA COUNTY FLORIDA  
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE  
For The Fiscal Year Ended September 30, 2018

State Grantor/Pass Through Grantor Program Title	CSFA#	GRANT #	PROGRAM OR AWARD AMOUNT	REPORTED IN PRIOR YEARS	REVENUES RECOGNIZED	EXPENDITURES	ACCRUED / (UNEARNED) 9/30/2016
<b>Florida Department of Transportation</b>							
Small County Outreach Program - Bell Road	55.009	430720-1-58-01	908,639	-	157,986	108,991	157,986
Small County Outreach Program - Herlong St	55.009	430696-1.2-58-01	2,141,907	424,645	1,717,262	1,490,619	-
Small County Outreach Program - Real Rd	55.009	434622-1-58-01	812,942	27,850	39,833	17,263	-
Small County Outreach Program - Callahan Ave	55.009	437006-1-54-01	905,827	-	46,276	60,306	46,276
Small County Outreach Program - Suwannee Valley	55.009	432777-1-54-01	1,530,000	-	1,449,230	1,449,230	1,449,230
Small County Outreach Program - Croft Bridge	55.009	439056-1-54-01	125,000	-	8,675	18,875	8,675
			<u>6,424,315</u>	<u>452,495</u>	<u>3,419,262</u>	<u>3,145,284</u>	<u>1,662,167</u>
County Incentive Grant - Bell Road	55.008	430720-1-58-01	257,197	-	-	-	-
Small County Road Assistance Program - Sister's Welcome	55.016	432599-1-54-01	960,000	-	960,000	960,000	960,000
<b>Total Florida Department of Transportation</b>			<u>7,641,512</u>	<u>452,495</u>	<u>4,379,262</u>	<u>4,105,284</u>	<u>2,622,167</u>
<b>Department of Health</b>							
Emergency Medical Services County Awards Grant	64.005	C4012	38,445	11,684	6,906	6,906	(19,855)
<b>Department of Management Services</b>							
Rural County Grant - 911 Maintenance	72.001	16-04-05	40,132	-	40,132	40,132	40,132
Rural County Grant - 911 System Maintenance	72.001	15-10-4	26,323	-	26,323	26,323	-
			<u>66,455</u>	<u>-</u>	<u>66,455</u>	<u>66,455</u>	<u>40,132</u>
<b>State of Florida Fish and Wildlife Conservation Commission</b>							
Florida Boating Improvement Program - Cone Bridge	77.006	12251	174,932	-	171,931	16,710	-
Florida Boating Improvement Program - Bible Camp	77.006	12250	352,345	-	352,345	56,185	-
			<u>527,277</u>	<u>-</u>	<u>524,276</u>	<u>72,895</u>	<u>-</u>
<b>Total state financial assistance</b>			<u>\$ 13,503,385</u>	<u>\$ 1,213,053</u>	<u>\$ 5,789,899</u>	<u>\$ 5,166,034</u>	<u>\$ 2,773,239</u>

See notes to Schedule of Expenditures of State Financial Assistance.

**COLUMBIA COUNTY, FLORIDA**  
**SCHEDULE OF FINDINGS**  
For the Fiscal Year Ended September 30, 2016

**Summary of Auditor's Results**

Financial Statements

Type of auditor's report issued	Unmodified
Internal control over financial reporting	
• Material weakness identified?	No
• Significant deficiencies identified not considered to be material weaknesses?	None reported
Noncompliance material to financial statements	No

**State Financial Assistance**

Internal control over major projects:	
• Material weakness identified?	No
• Significant deficiencies identified not considered to be material weaknesses?	None reported
Type of auditor's report issued on compliance for major projects:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Rule 10.656, <i>Rules of the Auditor General</i> ?	No

Identification of Major Programs:

<u>CSFA Number</u>	<u>Name of State Programs</u>
55.009	<b>Department of Transportation</b>
55.016	Small County Outreach Program
	Small County Road Assistance Program
40.901	<b>Florida Housing Finance Corporation</b>
	State Housing Initiatives Program
37.012	<b>Department of Environmental Protection</b>
	Small County Solid Waste Grant

Dollar threshold used to distinguish between Type A and Type B programs:	\$300,000
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**Financial Statement Findings**

None

**State Financial Assistance Findings and Questioned Costs**

None

## MANAGEMENT LETTER

Honorable Board of  
County Commissioners  
and Constitutional Officers  
Columbia County, Florida

We have audited the financial statements of Columbia County, Florida, as of and for the year ended September 30, 2016, and have issued our report thereon dated March 16, 2017.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We have issued our Independent Auditor's Report on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, Independent Auditor's Report on Compliance with Requirements that Could have a Direct and Material Effect on Each Major State Project and on Internal Control over Compliance in Accordance with Chapter 10.550 *Rules of the Auditor General*, and Schedule of Findings. Disclosures in those reports and schedule, which are dated March 16, 2017, should be considered in conjunction with this management letter. Additionally, our audit was conducted in accordance with Chapter 10.550, *Rules of the Auditor General*, which govern the conduct of local governmental entity audits performed in the State of Florida and require that the following items be addressed in this letter.

### BOARD OF COUNTY COMMISSIONERS

#### PRIOR YEAR FINDINGS

##### 2014-1

Grant Administration – From our audit of the various grant programs administered by Board departments, we found several instances where grant reimbursement requests were not submitted timely as provided in the individual grant agreements. This situation created both lost interest earnings opportunities for the County, as well as provided the possibility for a loss of funds due to expiration of grant periods. To avoid such occurrences in the future, we recommended that the Board establish a centralized system to monitor grant financial activities, including reimbursement processes.

During the prior year the County developed and implemented grant management software, that if properly utilized would disclose such audit issues in grant project management. However, we found that the above projects and other grant funded road improvement projects were not managed within this software and resulted in delayed grant reimbursements.

To correct these deficiencies in grant management we recommended that all grant projects be administered within the grant management software and billings for grant reimbursements be made on a timely basis.

In the current year we noted that the County had not fully utilized the grant management system.

**2015-1**

Emergency Management Preparedness and Assistance Grant Program Match - The State Emergency Management Preparedness and Assistance Grant Program (EMPA) requires a specified local County match of approximately 27 percent. From our review of this grant we found that the grant matching expenditures were not documented in the budget and financial records, but rather were compiled separately. To more fully document this match, we recommended that the matching expenditures be included in the budget and recorded in the financial records on an ongoing basis.

This finding was corrected in the current year.

**CURRENT YEAR FINDINGS**

**2016-1**

State Road Grants

In the current year, we found charges to a road grant that was not in agreement with the scope of work stated in the grant agreement. The State of Florida is aware of these charges and has agreed not to seek reimbursement for the unrelated expenditures. We recommend that the County request budget amendments from the State prior to charging grant funds for road work that is not in the scope of work delineated in grant agreements.

**CURRENT YEAR FINDINGS  
CLERK OF THE CIRCUIT COURT**

**PRIOR YEAR FINDINGS**

There were no reportable findings in the prior year.

**CURRENT YEAR FINDINGS**

There were no reportable findings in the current year.

**PROPERTY APPRAISER**

**PRIOR YEAR FINDINGS**

There were no reportable findings in the prior year.

**CURRENT YEAR FINDINGS**

There were no reportable findings in the current year.

**SHERIFF**

**PRIOR YEAR FINDINGS**

There were no reportable findings in the prior year.

**CURRENT YEAR FINDINGS**



There were no reportable findings in the current year.

#### **SUPERVISOR OF ELECTIONS**

##### **PRIOR YEAR FINDINGS**

There were no reportable findings in the prior year.

##### **CURRENT YEAR FINDINGS**

There were no reportable findings in the current year.

#### **TAX COLLECTOR**

##### **PRIOR YEAR FINDINGS**

There were no reportable findings in the prior year.

##### **CURRENT YEAR FINDINGS**

There were no reportable findings in the current year.

#### **AUDITOR GENERAL COMPLIANCE MATTERS**


Annual Local Government Financial Report - The Financial Report filed with the Department of Financial Services pursuant to Section 218.32(1)(a), *Florida Statutes*, is in agreement with the accompanying financial statements of Columbia County, Florida, for the year ended September 30, 2016.

Financial Emergency Status - We determined that the County had not met any of conditions described in Section 218.503(1), *Florida Statutes*, that might result in a financial emergency.

Financial Condition Assessment - As required by the *Rules of the Auditor General*, Sections 10.544(7)(c) and 10.556(7), we applied financial condition assessment procedures. It is management's responsibility to monitor the entity's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information they provided.

Our audit did not disclose any further items that would be required to be reported under the *Rules of the Auditor General*, Chapter 10.550.

**CONCLUSION** - We have reviewed information regarding our audit with appropriate County officials and management and have provided them with appropriate documentation as requested. We very much enjoyed the challenges and experiences associated with this audit of the County. We look forward to a long and mutually beneficial relationship with the Board of County Commissioners and other County Officials and employees. We also appreciate the helpful assistance and courtesy afforded us by all County employees.



#### **POWELL & JONES**

Certified Public Accountants

March 16, 2017

## INDEPENDENT ACCOUNTANT'S REPORT

To the Board of County Commissioners  
Columbia County, Florida

We have examined the Columbia County, Florida's (the County) compliance with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2016. We have also examined the Clerk of the Circuit Court's (Clerk's) compliance with Section 28.35, *Florida Statutes* as to the following during the fiscal year ended September 30, 2016:

- a. The budget certified by the Florida Clerk of Courts Operations Corporation.
- b. The performance standards developed and certified to Section 28.35 *Florida Statutes*.

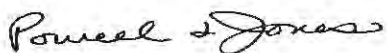
We also examined the County's compliance with Section 365.172(10) *Florida Statutes* and requirements specified by the E911 board grant and special disbursement programs. These laws require that E911 fee revenues, interest and E911 grant funding be used to pay for authorized expenditures as specified in the *Statutes*.

Management is responsible for the County's and Clerk's respective compliance with those requirements. Our responsibility is to express an opinion on the County's and the Clerk's compliance based on our examinations.

Our examinations were conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the County's and the Clerk's compliance with those respective requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examinations provide a reasonable basis for our opinion. Our examinations do not provide a legal determination on the County's and the Clerk's compliance with specified requirements.

In our opinion, Columbia County, Florida and the Columbia County Clerk of the Circuit Court complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2016.

This report is intended solely for the information and use of Columbia County, Florida, the Clerk, and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.



**POWELL & JONES**  
Certified Public Accountants  
March 16, 2017



## 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: 5/25/2017 Meeting Date: 6/1/2017

Name: Scott Ward Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "S. Ward", is written over a light blue rectangular background.

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

Approve Columbia County Behavioral Health Transportation Plan

**2. Recommended Motion/Action:**

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**3. Fiscal impact on current budget.**

This item has no effect on the current budget.

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



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**MEMORANDUM**

DATE: May 25, 2017

TO: Board of County Commissioners

FR: Scott Ward, Assistant County Manager - Administration

RE: Columbia County Behavioral Health Transportation Plan

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In accordance with Florida Statute Chapter 394, Part 1, Florida Mental Health Act or the “Baker Act”, Florida Statute Chapter 397, Hal S. Marchman Alcohol and Other Drug Services Act of 1993, and Senate Bill 12, a plan has been developed to organize a centralized system for acute care services. This plan has been developed by community stakeholders including EMS, Sherriff’s Office, Lake City Police Department, Lake City Medical Center, and Shands Lake Shore. This transportation plan requires approval by the Columbia County Board of County Commissioners, LSF Health Systems and the Department of Children and Families.

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

**P.O. BOX 1529**

**LAKE CITY, FL 32056-1529**

**PHONE (386) 755-4100**

DEPARTMENT OF CHILDREN AND FAMILIES  
NORTHEAST REGION SUBSTANCE ABUSE AND MENTAL HEALTH

COLUMBIA COUNTY BEHAVIORAL HEALTH

TRANSPORTATION PLAN

2017

COLUMBIA COUNTY BEHAVIORAL HEALTH  
TRANSPORTATION PLAN  
TABLE OF CONTENTS

	Page
Introduction	3
Purpose	3
System Capacity	4
Choice	4
System Oversight	4
Interorganizational Collaboration	5
Definitions	5

## **Columbia County Behavioral Health Plan**

### **Introduction**

In accordance with Florida Statute Chapter 394, Part 1, Florida Mental Health Act or the “Baker Act”, Florida Statute Chapter 397, Hal S. Marchman Alcohol and Other Drug Services Act of 1993, and Senate Bill 12, a plan has been developed to organize a centralized system for acute care services. This plan has been developed by community stakeholders listed on page four. This transportation plan requires approval by the Columbia County Board of County Commissioners, LSF Health Systems and the Department of Children and Families. Upon approval this document will serve as the transportation plan for Columbia County per legislative intent. The intent of this plan is: 1. An arrangement centralizing and improving the provision of services within a county, which may include an exception to the requirement for transportation to the nearest receiving facility. 2. An arrangement by which a facility may provide, in addition to require psychiatric and addiction services, an environment and services which are uniquely tailored to the needs of an identified group of persons with special needs, such as persons with hearing impairments or visual impairments, or elderly persons with physical frailties; or 3. A specialized transportation system that provides an efficient and humane method of transporting patients to receiving facilities, among receiving facilities, and to treatment facilities.

### **Purpose**

The Columbia County Transportation Plan has been successfully implemented. In the continued best interest of persons in need of public mental healthcare in Columbia County it is now agreed that a renewal of the plan will continue the successful established centralized Baker Act/Marchman Act system, known as the Columbia County Transportation Plan. The Plan will insure that individuals on an involuntary Baker Act/Marchman Act will obtain immediate access to acute care services and will reduce the need for inter-hospital transfers for psychiatric and addiction services. Coordination of services among providers in Columbia County will continue to meet individual needs. The Plan calls for all law enforcement agencies in Columbia County to transport:

1. Adults on an involuntary Baker Act to **Meridian Behavioral Healthcare, Lake City**
2. Adults on an involuntary Marchman Act to **Meridian Behavioral Healthcare, Lake City**
3. Youth under the age of 18 years on an involuntary Baker Act **Meridian Behavioral Healthcare, Lake City**

#### 4. Youth under the age of 18 years on an involuntary Marchman Act to **Meridian Behavioral Healthcare Lake City**

##### **System Capacity**

- **Meridian Behavioral Healthcare, Inc.:** located at 439 Michigan Ave. Lake City, FL 32025 is a receiving facility licensed by the Agency for Health Care Administration (AHCA)

##### **Choice**

Meridian will take into consideration individual choice when making a determination of which Baker Act receiving facility can best serve the individual. Veterans may be transported at the discretion of Law Enforcement to the Gainesville VA. All persons on an involuntary Marchman Act are to be transported to **Meridian Behavioral Healthcare, Lake City.**

##### **System Oversight**

In an effort to resolve complaints, grievances, and disputes which may arise during implementation of the plan, personnel from the County, County EMS, Sheriff's office, Lake City Police Department, Meridian and LSF (the region's managing entity) will regularly meet. The area's hospitals, Lake City Medical Center and Shands Lake Shore shall also be members of this group as community stakeholders. The Northeast Region Department of Children and Families, Substance Abuse and Mental Health Program Office and LSF Health Systems is responsible for providing oversight to the Transportation Plan. The Department of Children and Families and LSF Health Systems have the authority to resolve issues concerning the Transportation Plan, approve interagency agreements, as well as coordinate other services needed for individuals beyond acute care services. The Regional office also has a working relationship with the Agency for Health Care Administration if issues arise beyond the department's authority. The Northeast Region Substance Abuse and Mental Health Program Office telephone number in Jacksonville is 904-723-2000.

##### **Interorganizational Collaboration**

Implementing an excellent Transportation Plan on behalf of persons in need of behavioral health services requires a significant amount of cooperation, commitment and collaboration from all



parties involved. Besides having the strong support of law enforcement and the behavioral health provider, The County has engaged in a planning process which has strengthened the relationships between all parties responsible for implementing the Transportation Plan in Columbia County.

## **DEFINITIONS**

Baker Act: The Florida Mental Health Act.

Marchman Act: The Hal S. Marchman Alcohol and Other Drug Services Act

Receiving Facility: Any public or private facility designated by the Department of Children and Families to receive and hold involuntary patients under emergency conditions or for psychiatric evaluation and to provide short-term treatment.

Private Receiving Facility: Any hospital or facility operated by a for-profit or not-for-profit corporation or association that provides mental health services and is not a public facility.

Public Receiving Facility: Any facility that has contracted with the Department of Children and Families to provide mental health services to all persons, regardless of their ability to pay, and is receiving state funds for such purpose.



**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: 5/24/2017 Meeting Date: 6/1/2017

Name: Kevin Kirby Department: Public Works

Division Manager's Signature: 

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

Options for additional funding of SW King St./SW Mauldin Ave.

**2. Recommended Motion/Action:**

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**3. Fiscal impact on current budget.**

This item is not budgeted. The proposed budget amendment to fund this request is provided below.



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Memo**

**Date:** May 24, 2017  
**To:** Ben Scott, County Manager  
**From:** Kevin Kirby, Assistant County Manager  
**RE:** SW King St./SW Mauldin Ave.

A handwritten signature in blue ink, appearing to read 'K Kirby', is written over the 'From:' line of the memo.

---

As you are aware King/Mauldin is one of the projects listed in our five (5) year work plan. The project was funded by FDOT in 2013 and scheduled for 2016 under the SCRAP program. The county funded a total of \$1.45 million.

During the design phase of the project we received the attached letter from the law firm of Douglas & Carter representing Mr. Walter E. Russell, the property owner at 1105 Dyal Road. As a result of the letter, we put the project on hold and engaged the services of North Florida Professional Services to perform a study to determine if corrective action was necessary to avoid further litigation. In addition it made sense to delay the project to avoid possible construction on a newly surfaced roadway. The cost of the study was \$30,000 and is attached for your review.

The study indicates that a box culvert is needed in lieu of the 24" pipe that is currently in place to alleviate the drainage problem. The cost of the box culvert is \$110,000 for a total increase to the budget including the study of \$140,000.

At the time the King/Mauldin job was funded asphalt was costing \$90/ton. Today we have experienced an increase to \$100/ton. This project was designed to require two (2) courses of asphaltic concrete for a total of 6,314 tons. The increase in asphalt cost adds another \$63,140 to the project for a total increase of \$203,140. This would make the project cost \$1,348,140.

As a result of the increase I am submitting two (2) options for consideration:

1. Option 1 would reduce the thickness of the asphalt courses thereby reducing the tonnage to 5,156 in lieu of 6,314. By making this adjustment the increase would be reduced to \$62,502.91 in lieu of \$203,140. This adjustment would still meet the minimum specifications for FDOT.
2. Option 2 would leave the asphalt courses at the original tonnage of 6,314. The increase in asphalt cost and the box culvert installation would increase the cost to a total of \$1,348,140, an increase of \$203,140.

My recommendation is to go with Option 2 as the thickness of the asphalt courses will increase the longevity of the roadway. The additional cost will be much greater in the future if the roadway is resurfaced sooner. Please advise how you wish to proceed.

Address:  
1400 Madison St.  
Lake City, FL 32055  
Tel.: (386) 752-5511  
Fax: (954) 200-6886

## DOUGLAS & CARTER

E. Vernon Douglas  
Sara Jane Carter  
Patrick V. Douglas  
Arlen M. Weintraub

August 3, 2015

*via mail and email (kevin\_kirby@columbiacountyfla.com)*  
Kevin Kirby, Public Works Director  
P.O. Box 969  
Lake City, FL. 32056

Re: Walt Russell

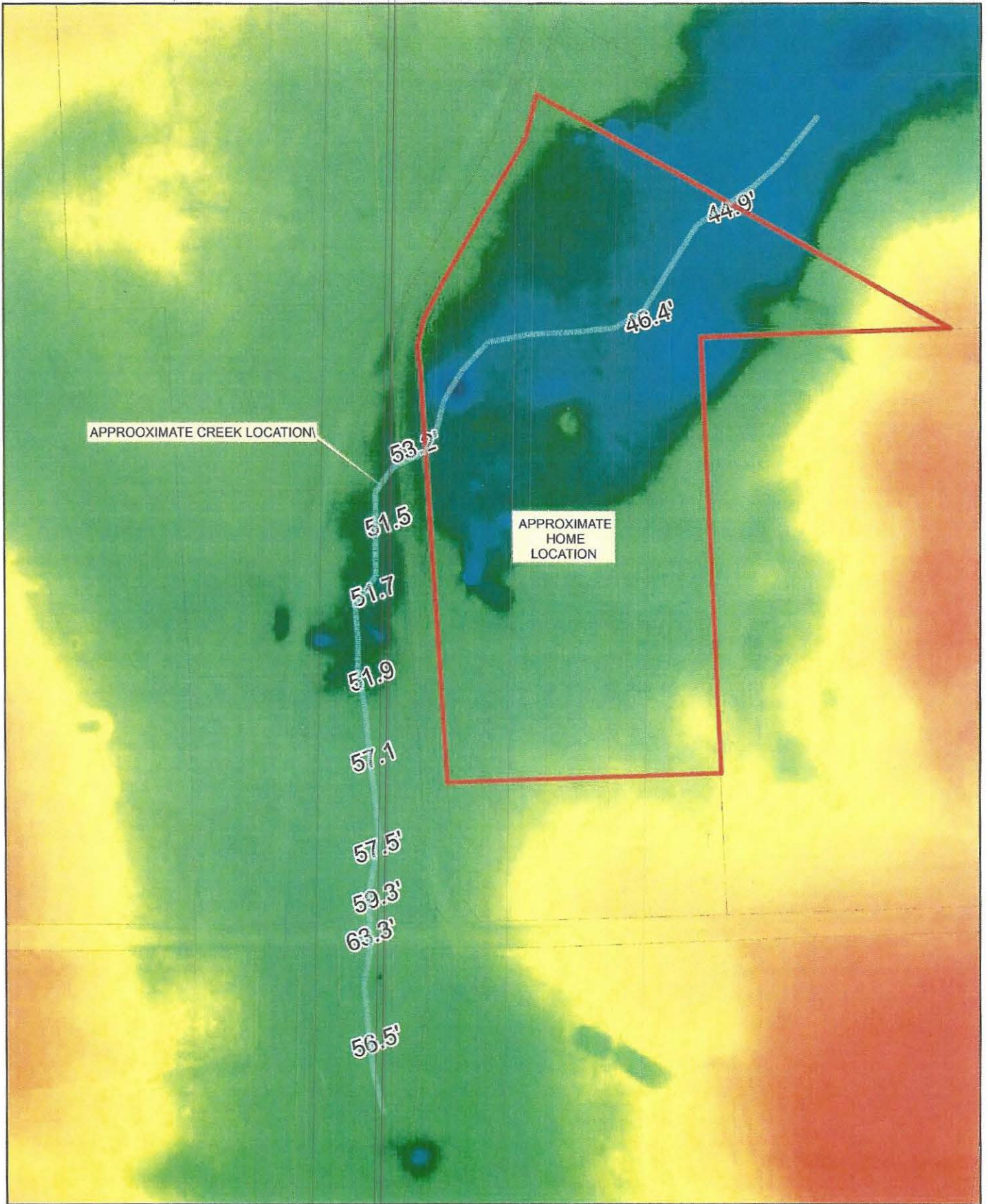
Dear Mr. Kirby,

Thanks for speaking with me again on Friday July 31, 2015. I am writing to confirm our conversations about the home of Walter E. Russell at 1105 Dyal Road, near the intersection of King Road. Mr. Russell's home flooded with 42 inches of water inside during the "Debbie" Flood event of 2012. Mr. Russell's home and 23 acres is valued at over \$385,000.

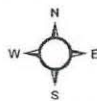
Mr. Russell has had a private engineer look at the situation and determined that the problem was caused by Columbia County's raising of King Road without sufficient drainage causing a Damming effect. After the event, Rudy Crews and Howle Crowder looked at the situation in 2012 and discussed it with Columbia County Board of County Commissioner, Scarlett Frisina, who said she would address the situation. Mr. Kirby, you were kind enough to ride out to the subject property and view it with me on December 5, 2014. We saw that there was only one small culvert under the elevated King Road. This one culvert drains all of this property downstream about 5 miles to Rose Sink.

Mr. Russell has repaired his home but been unable to sale it at any price since January 2013, when he discloses that it had 42 inches of water inside in 2012. Mr. Kirby, thank you for taking an active interest in seeking a solution to this situation. We understand that the County may need to do an engineering analysis of this situation to determine the appropriate solution. I look forward to hearing from you and working with you for a solution in the best interest of all concerned.

Sincerely  
E. Vernon Douglas



0 75 150 300 Feet  
1 inch = 291 feet



**Clay Hole Creek  
@ SW Dyal Ave  
and SW King Str  
Digital Elevation Model**

# BOX CULVERT DESIGN CALCULATIONS

KING ROAD  
COLUMBIA COUNTY, FLORIDA  
STV PROJECT NO: 4018693

APRIL 2017

**STV Incorporated**  
5200 Belfort Road, Suite 400  
Jacksonville, FL 32256  
Tel.: (904) 730-9777  
Fax.: (904) 730-7766  
[www.stvinc.com](http://www.stvinc.com)

Terry T. Hall, Jr., P.E.  
Florida P.E. No. 67099

## TABLE OF CONTENTS

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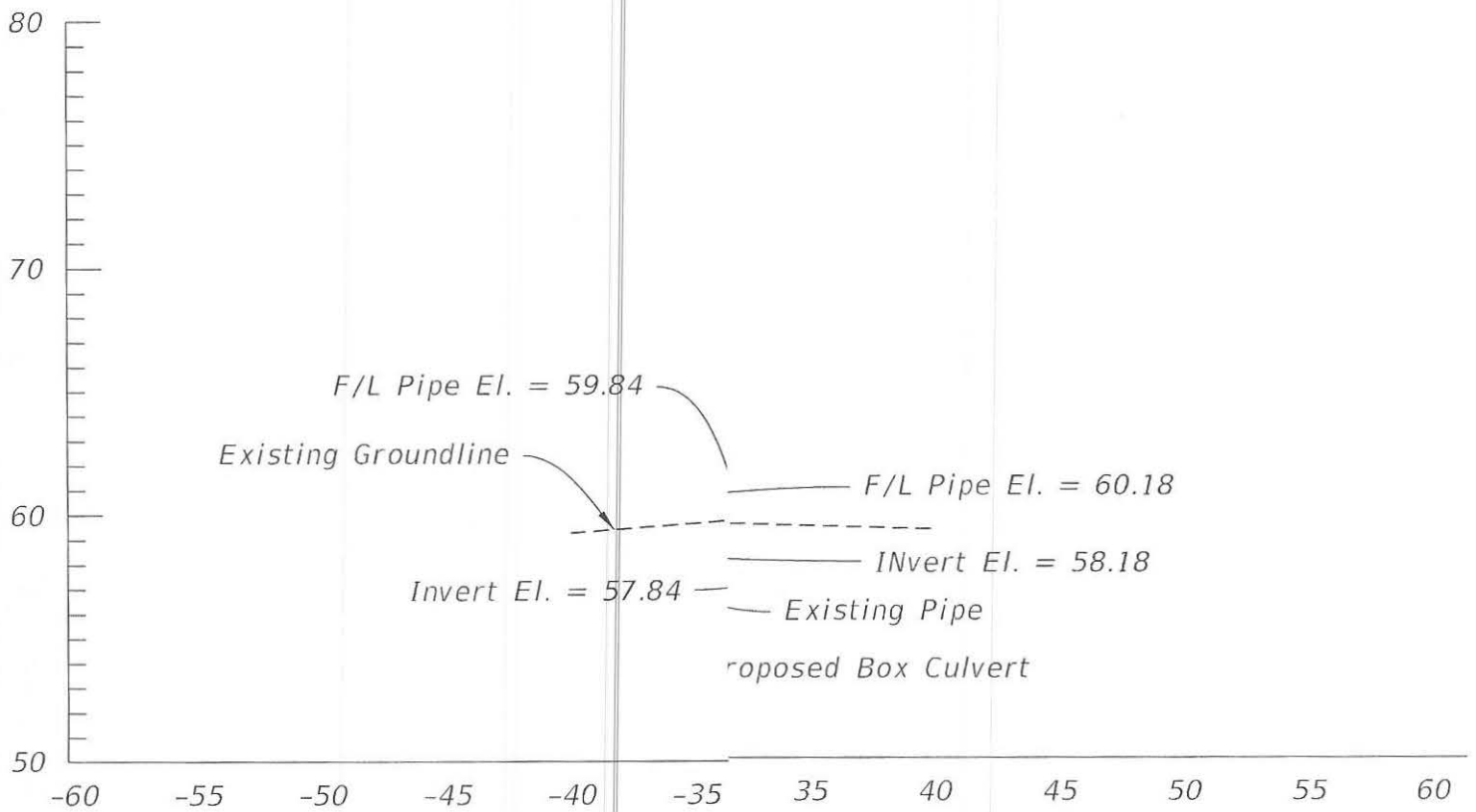
<b>TABLE OF CONTENTS</b> .....	<b>1</b>
<b>BOX CULVERT DESIGN</b> .....	<b>2</b>
Preliminary Design Summary .....	3
Preliminary Cross Section .....	5
Mathcad Design and Quantities.....	7
<b>REFERENCES</b> .....	<b>41</b>
Geotech Report.....	42
Survey Data .....	48



BOX CULVERT DESIGN

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- \* Roadway depth drawn at 3" (PPI directly on the top slab)
- \*\* Clear Zone = 18' (FL Greenbook)
- \*\*\* Roadside slope max = 1:4 (FL G)



BOX CULVERT DESIGN

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PRELIMINARY DESIGN SUMMARY

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CLIENT:	NFPS	MADE BY	CHECKED BY	PROJECT NO.	
PROJECT:	King Road	MBH	YT	4018693	
SUBJECT:	Box Culvert Design	DATE	DATE	REVISION	SHEET NO.
		4/26/17	4/26/17		1/1

I:\Projects\4018693\4018693\_0001\60\_Discipline Info\Structures\Box\Culvert\{PreliminaryDesign.xlsx}Summary

## PRELIMINARY DESIGN SUMMARY

### LAYOUT

Survey along the centerline of where the the box culvert is to be located was provided, and from this information, a preliminary cross section was developed. Please see the following page for the Preliminary Cross Section.

### GEOMETRY

Horizontal Clearance:	18 ft.	FL Greenbook, Table 3-13, Rural, Design Speed = 55 mph
Longitudinal Side Slope:	0.02 ft/ft	FL Greenbook, C.7.b.2, Maintained pavement cross slope for drainage which is less than the max. roadside slope of 1:4 (FL Greenbook, Ch. 3, C.7.f.2)
Depth of Fill:	1 ft. min.	
Pavement Width:	20 ft.	From Survey = 10' Rt. + 10' Lt.
Longitudinal Slope of Box:	0.006 ft/ft	From Suvey = (F/L Pipe El. = 60.18) - (F/L Pipe El. = 59.84) / (25' Rt. + 33' Lt.)

### REFERENCES

2013 Florida Greenbook  
 2017 FDOT Plans Preparation Manual (PPM), Volume 1, Chapter 33  
 2017-2018 FDOT Design Standard Index 289, "Concrete Box Culvert Details"

### DESIGN NOTES

The following design of the box culvert is preliminary and is subject to change after the roadway and drainage design is complete.

BOX CULVERT DESIGN

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PRELIMINARY CROSS SECTION

---

BOX CULVERT DESIGN

---

MATHCAD DESIGN AND QUANTITIES

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# Box Culvert Analysis: Dimensions and Material Properties

© 2002 Florida Department of Transportation

CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

Comment = "three cells, no box skew, 90 deg wingwalls"

This program uses design values from the CurrentDataFile in use. It is generally **not** necessary to save the modified Mathcad worksheet since all the design values are saved in the CurrentDataFile.

Only change **new** values. Calculate Worksheet (CTRL+F9) twice to save/view new values. If current data values are correct, leave (XX) in the newData field.

Project = "King Road Box Culvert"

newProject := "XX"

DesignedBy = "MBH, 4/26/17"

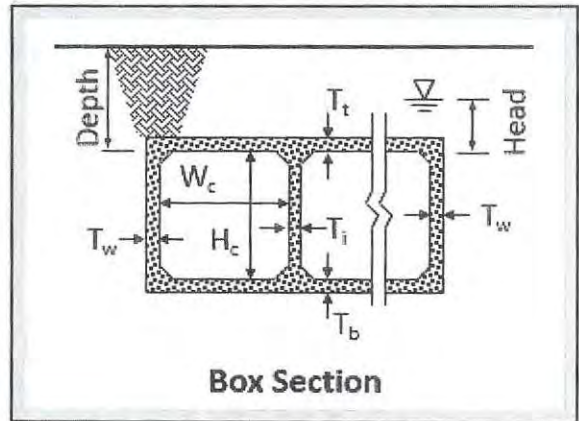
newDesignedBy := "XX"

CheckedBy = "YT, 4/26/17"

newCheckedBy := "XX"

Comment = "three cells, no box skew, 90 deg wingwalls"

newComment := "XX"



## Design Parameters

program analyzes a one foot wide cross section:  $b_w = 1 \text{ ft}$

### Geometry and Box Dimensions

to enter and/or change data values, change **XX**-dimension values to the desired values

<i>number of cells:</i>	<i>distance from top of opening to surface:</i>	<i>opening width of cell:</i>	<i>opening height of cell:</i>	<i>length of culvert along centerline:</i>
NoOfCells = 3	Depth = 2.03 ft	$W_c = 5 \text{ ft}$	$H_c = 3 \text{ ft}$	$L_c = 58 \text{ ft}$
newNoOfCells := <b>XX</b>	newDepth := <b>XX</b> ·ft	new $W_c$ := <b>XX</b> ·ft	new $H_c$ := <b>XX</b> ·ft	new $L_c$ := <b>XX</b> ·ft
<i>(span-to-rise ratios exceeding 4-to-1 are not recommended) SDG 3.15.13</i>				
<i>top slab thickness: (8 inch min.) SDG 3.15.6</i>	<i>bottom slab thickness: (8 inch min.)</i>	<i>exterior wall thickness: (8 inch min.)</i>	<i>interior wall thickness: (8 inch min.)</i>	<i>water head at top of opening: (typically = 0.0)</i>
$T_t = 8.5\text{-in}$	$T_b = 8\text{-in}$	$T_w = 8\text{-in}$	$T_i = 8\text{-in}$	Head = 2.03 ft
new $T_t$ := <b>XX</b> ·in	new $T_b$ := <b>XX</b> ·in	new $T_w$ := <b>XX</b> ·in	new $T_i$ := <b>XX</b> ·in	newHead := <b>XX</b> ·ft

Assumed worst case where box is submerged.

- extension type:*
- 0 - new box (no extension)
  - 1 - left extension
  - 2 - right extension

Extension = 0

newExtension :=

XX

*extension notes:*

1. Two feet is added automatically to the length of culvert and corresponding rebar lengths for splicing to existing culvert per Index No. 289
2. When switching extension types, extension-specific variables require new user inputs (e.g.  $H_{start}$ ,  $H_{end}$  &  $L_{ww}$ )

index for number of headwalls:

$$iw_{beg} := \text{if}(\text{Extension} \neq 2, 0, 1)$$

$$iw_{end} := \text{if}(\text{Extension} \neq 1, 1, 0)$$

$$iw := iw_{beg}..iw_{end}$$

Values currently being used by the program

left & right headwall height, H, and width, B:

$iw =$	$\frac{H_{hw, iw}}{in} =$	$\frac{B_{hw, iw}}{in} =$
0	24.32	12
1	20.5	12

Change Group values (colored); change individual values (white)

(headwall exceeding 2 feet above the top slab is beyond the intent of this program)

$$\text{new}H_{hw} := \mathbf{XX} \cdot \text{in}$$

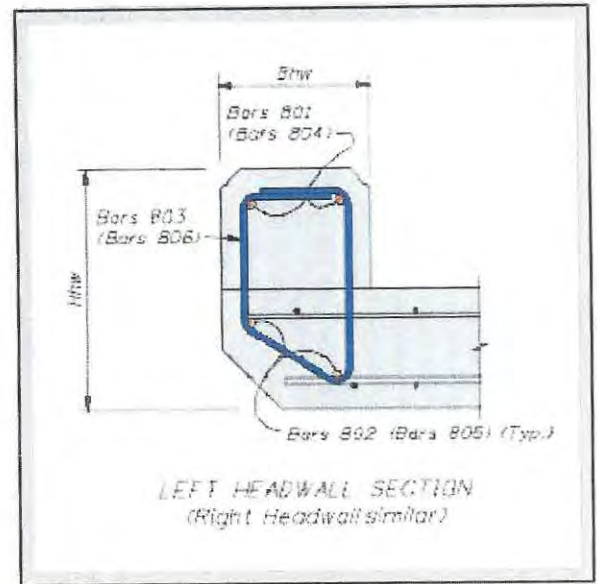
$$\text{new}H_{hw, left} := \mathbf{XX} \cdot \text{in}$$

$$\text{new}H_{hw, right} := \mathbf{XX} \cdot \text{in}$$

$$\text{new}B_{hw} := \mathbf{XX} \cdot \text{in}$$

$$\text{new}B_{hw, left} := \mathbf{XX} \cdot \text{in}$$

$$\text{new}B_{hw, right} := \mathbf{XX} \cdot \text{in}$$



box end skew:

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg}$$

$$\text{newSkew}_{\text{box}} := \begin{pmatrix} \mathbf{XX} \cdot \text{deg} \\ \mathbf{XX} \cdot \text{deg} \end{pmatrix}$$

left  
right

(for left extensions the right end skew is zero and for right extensions the left end skew is zero)

Extension = 0 0 - new box (no extension)  
1 - left extension  
2 - right extension

depth of soil above top surface of slab:  $\text{SoilHeight} := \text{if}(\text{newDepth} = \mathbf{XX} \cdot \text{ft}, \text{Depth}, \text{newDepth}) - \text{if}(\text{new}\Gamma_t = \mathbf{XX} \cdot \text{in}, \Gamma_t, \text{new}\Gamma_t)$

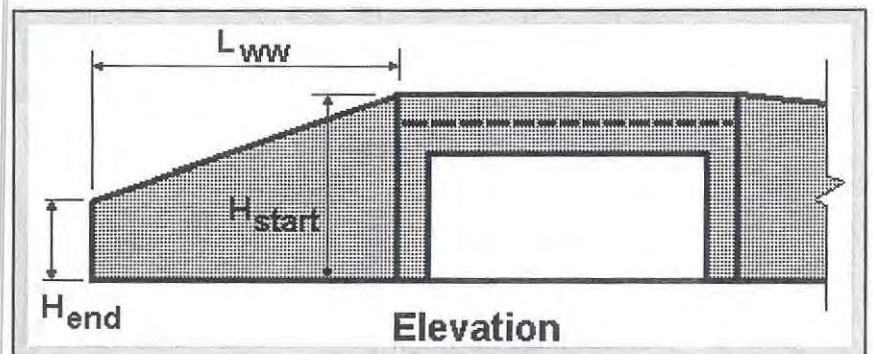
$$\text{SoilHeight} = 1.32 \text{ ft}$$

wingwall geometry:

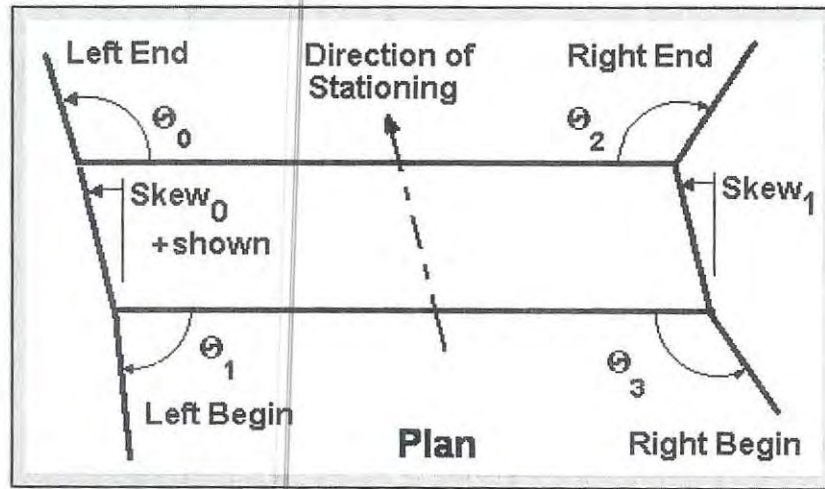
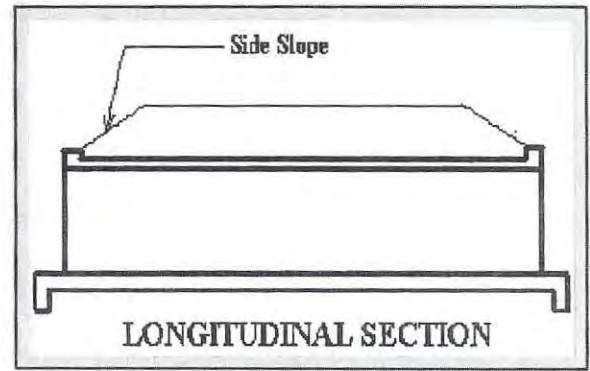
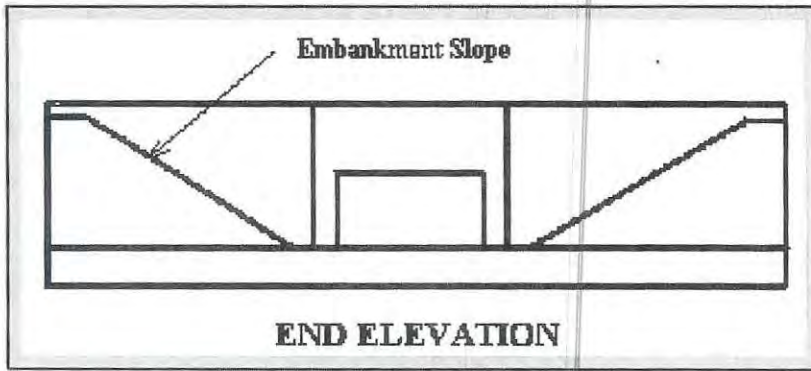
$$ibeg := \text{if}(\text{Extension} \neq 2, 0, 2)$$

$$iend := \text{if}(\text{Extension} \neq 1, 3, 1)$$

$$i := ibeg..iend$$







Notes:

Box skew angles measured from square, counterclockwise positive. Wingwall angles  $\theta$  measured from box wall to wingwall. (allowable range for  $\theta$  is 45 to 225 degrees). EmbankmentSlope is the slope of the soil below the top of the wingwall and used to calculate the wingwall length. SideSlope is the slope of the soil that goes downward perpendicular to the top of the headwall. If there are two headwalls and they are not parallel, default  $\beta_{sideslope}$  has to be overridden using  $\beta_{user}$ .

$$\text{EmbankmentSlope} := \frac{1}{2} \frac{\text{rise}}{\text{run}}$$

$$\text{SideSlope} := \frac{1}{50} \frac{\text{rise}}{\text{run}} \quad (\text{if SideSlope varies, note that } L_{ww, \text{default}} \text{ wingwall length is based on SideSlope})$$

$$H_{\text{start, default}} := \max(H_{hw}) + \text{if}[(\text{new}H_c = \mathbf{XX} \cdot \text{ft}), H_c, \text{new}H_c]$$

$$H_{\text{start, default}} = 5.03 \text{ ft}$$

*Side slope assumed = 0.02*

Values currently being used by the program

Change Group values (colored); change individual values (white)

$i =$	$\frac{H_{\text{start}_i}}{\text{ft}} =$	$\frac{\theta_i}{\text{deg}} =$
0-Left end	0	5.03
1-left begin	1	5.03
2-right end	2	4.71
3-right begin	3	4.71

**new** $H_{\text{start}_i} := \mathbf{XX} \cdot \text{ft}$

**new** $\theta_i := \mathbf{XX} \cdot \text{deg}$

Enable the following to use default values (right click - Enable Eval.):

**new** $H_{\text{start}_i} := H_{\text{start, default}}$

**new** $H_{\text{start, ww}_i} :=$  **new** $\theta_{\text{ww}_i} :=$

<b>XX</b> ·ft	<b>XX</b> ·deg
<b>XX</b> ·ft	<b>XX</b> ·deg
<b>XX</b> ·ft	<b>XX</b> ·deg
<b>XX</b> ·ft	<b>XX</b> ·deg



default wingwall length:

$$\frac{L_{ww, default_i}}{ft} =$$

13
13
12
12

default wingwall end height:

$$\frac{H_{end, default_i}}{ft} =$$

5.25
5.25
4.75
4.75

$$\frac{H_{start_i}}{ft} =$$

5.03
5.03
4.71
4.71

0	0-left end
1	1-left begin
2	2-right end
3	3-right begin

default value assumes roadway CL is parallel to headwalls

Values currently being used by the program

$i =$	$\frac{L_{ww_i}}{ft} =$	$\frac{H_{end_i}}{ft} =$	$\frac{\beta_{sideslope_i}}{deg} =$
0	10	5.03	1.15
1	10	5.03	1.15
2	10	4.71	1.15
3	10	4.71	1.15

Assumed Length = 10 ft

### Soil Properties

density of soil:  
SDG 3.15.4

$$\gamma_{soil} = 109 \cdot \frac{lbf}{ft^3}$$

$$new \gamma_{soil} := XX \cdot \frac{lbf}{ft^3}$$

soil friction angle:

$$\phi = 34 \cdot deg$$

$$new \phi := XX \cdot deg$$

modulus of subgrade reaction:

$$k_s = 380200 \cdot \frac{lbf}{ft^3}$$

$$new k_s := XX \cdot \frac{lbf}{ft^3}$$

nominal bearing capacity:

$$q_{nom} = 4500 \cdot \frac{lbf}{ft^2}$$

$$new q_{nom} := XX \cdot \frac{lbf}{ft^2}$$

nominal bearing capacity is allowable bearing pressure (typically from Geotech Engr) multiplied by factor of safety

Assumed FS = 3 per Sid. Spec. 4.4.7.1.2

Override all values

$$new L_{ww_i} := XX \cdot ft$$

$$new H_{end_i} := XX \cdot ft$$

Enable the following to use default values (right click - Enable Eval.):

$$new L_{ww_i} := L_{ww, default_i}$$

$$new H_{end_i} := H_{end, default_i}$$

Override individual values (white)

$new L_{w, ww_i} :=$	$new H_{end, ww_i} :=$	$\beta_{user_i} :=$
XX · ft	XX · ft	XX · deg
XX · ft	XX · ft	XX · deg
XX · ft	XX · ft	XX · deg
XX · ft	XX · ft	XX · deg

## Material Properties

<i>modular ratio:</i>	<i>environmental class:</i> SDG 1.3	<i>reinforcing strength:</i> SDG 3.15.8	<i>density of concrete:</i> SDG 3.15.4B	<i>density of water:</i>
$n_{mod} = 7$	Env = 2	$F_y = 60 \cdot \text{ksi}$	$\gamma_{conc} = 150 \cdot \frac{\text{lb}_f}{\text{ft}^3}$	$\gamma_w = 62.4 \cdot \frac{\text{lb}_f}{\text{ft}^3}$
$newn_{mod} := \mathbf{XX}$	$newEnv := \mathbf{XX}$ 1 - slightly aggressive 2 - moderately aggressive 3 - extremely aggressive	$newF_y := \mathbf{XX} \cdot \text{ksi}$	$new\gamma_{conc} := \mathbf{XX} \cdot \frac{\text{lb}_f}{\text{ft}^3}$	$new\gamma_w := \mathbf{XX} \cdot \frac{\text{lb}_f}{\text{ft}^3}$

*Moderately aggressive used to account for concrete strength needs*

<i>concrete strength preset for FDOT work:</i> SDG 3.15.7	$f_{c.fdot} := \text{if}(\text{Env} \leq 1, 3.4 \cdot \text{ksi}, 5.5 \cdot \text{ksi})$ $f_{c.fdot} = 5.5 \cdot \text{ksi}$	$f_c = 5.5 \cdot \text{ksi}$ $newf_c := f_{c.fdot}$	
<i>aggregate factor:</i>	<i>concrete modulus of elasticity:</i> SDG 1.4.1 and 3.15.7		
$\text{AggFactor} := 1$ 0 - standard aggregate 1 - Florida aggregate	$E_{fdot} := \text{if}(\text{AggFactor} = 1, 1.0, 1.0) \left[ 120000 \left( \frac{145 \text{pcf}}{1000 \text{pcf}} \right)^2 \left( \frac{f_{c.fdot}}{\text{ksi}} \right)^{0.33} \right] \cdot \text{ksi}$ $E_{fdot} = 4428.3 \cdot \text{ksi}$	$E = 4428 \cdot \text{ksi}$ $newE := E_{fdot}$	

*Modulus of Elasticity updated per SDG 1.4.1*

## Construction Vehicle Load (optional)

*Applies wheel load assuming no soil cover.*

*construction wheel loads 1, 2, and 3:*

$\text{ConWheel1} = 0 \cdot \text{kip}$	$new\text{ConWheel1} := \mathbf{XX} \cdot \text{kip}$
$\text{ConWheel2} = 0 \cdot \text{kip}$	$new\text{ConWheel2} := \mathbf{XX} \cdot \text{kip}$
$\text{ConWheel3} = 0 \cdot \text{kip}$	$new\text{ConWheel3} := \mathbf{XX} \cdot \text{kip}$

*spacing between axles 1 and 2 & axles 2 and 3:*

$\text{ConAxleSpacing1} = 16.4 \text{ ft}$	$new\text{ConAxleSpacing1} := \mathbf{XX} \cdot \text{ft}$
$\text{ConAxleSpacing2} = 16.4 \text{ ft}$	$new\text{ConAxleSpacing2} := \mathbf{XX} \cdot \text{ft}$

## Headwall Loads

<i>additional dead load if a barrier is located on top of the headwall:</i>	$\text{BarrierDL}_{hw} = 0 \cdot \frac{\text{kip}}{\text{ft}}$	$new\text{BarrierDL}_{hw} := \mathbf{XX} \cdot \frac{\text{kip}}{\text{ft}}$
<i>set whether a line of truck wheels is considered as a loading:</i>	$\text{ConsiderLL}_{hw} = 0$ 0 - not considered 1 - considered	$new\text{ConsiderLL}_{hw} := \mathbf{XX}$

*end of data entry*

## Write Box Design Data to CurrentDataFile

$\text{CurrentDataFile} = \text{"Data Files\5x3 Box Culvert.dat"}$

*assign the data read in to the data to be read out, then change only the new values using the fSwitchData function:*

$\text{DataOut} := \text{DataIn}$



# Box Culvert Analysis: Box & Headwall Load Cases

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Project = "King Road Box Culvert"

DesignedBy = "MBH, 4/26/17"

CheckedBy = "YT, 4/26/17"

CurrentDataFile = "Data Files\5x3 Box Culvert.dat"

Comment = "three cells, no box skew, 90 deg wingwalls"

## Design Parameters

$b_w = 1 \text{ ft}$  : program analyzes a one foot wide cross section

<i>number of cells:</i>	<i>distance from top of opening to surface:</i>	<i>opening width of cell:</i>	<i>opening height of cell:</i>	<i>length of culvert along centerline:</i>
NoOfCells = 3	Depth = 2.03 ft	$W_c = 5 \text{ ft}$	$H_c = 3 \text{ ft}$	$L_c = 58 \text{ ft}$
<i>top slab thickness:</i>	<i>bottom slab thickness:</i>	<i>exterior wall thickness:</i>	<i>interior wall thickness:</i>	<i>water head at top of opening:</i>
$T_t = 8.5 \cdot \text{in}$	$T_b = 8 \cdot \text{in}$	$T_w = 8 \cdot \text{in}$	$T_i = 8 \cdot \text{in}$	Head = 2.03 ft

### 1:1 Haunch Dimension for shear force reduction

$H_{hs} := 4 \cdot \text{in}$  top slab       $H_{hb} := 4 \cdot \text{in}$  bottom slab

Excluding the haunch properties avoids potential for an unconservative moment design in the negative moment region caused by the change in section properties at critical location.

reinforced haunch width (default 2 inches per Standard Index No. 289):

$\text{Haunch}_{\text{top}} := H_{tm}$        $\text{Haunch}_{\text{bot}} := H_{bm}$

extension type:

- Extension = 0
- 0 - new box (no extension)
- 1 - left extension
- 2 - right extension

$\text{HydraulicOpening} := W_c \cdot H_c \cdot \text{NoOfCells}$

HydraulicOpening = 45 ft<sup>2</sup>

## Soil properties

*depth of soil above top surface of slab:*

SoilHeight = 1.32 ft

*density of soil:*

$\gamma_{\text{soil}} = 109 \cdot \frac{\text{lb}}{\text{ft}^3}$

*soil friction angle:*

$\phi = 34 \cdot \text{deg}$

*modulus of subgrade reaction:*

$k_s = 380200 \cdot \frac{\text{lb}}{\text{ft}^3}$

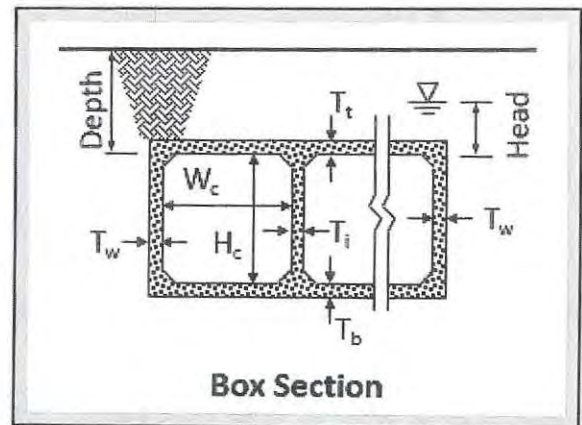
*nominal bearing capacity:*

$q_{\text{nom}} = 4500 \cdot \frac{\text{lb}}{\text{ft}^2}$

### 1:1 Haunch Dimension for moment reduction

$H_{hm} := 2 \cdot \text{in}$  top slab       $H_{hbm} := 2 \cdot \text{in}$  bottom slab

$\text{Haunch}_{\text{toggle}} :=$   include haunch properties



Box Section

## Material properties

modular ratio:

$$n_{\text{mod}} = 7$$

environmental class:

$$\text{Env} = 2$$

- 1 - slightly aggressive
- 2 - moderately aggressive
- 3 - extremely aggressive

reinforcing strength:

$$F_y = 60 \cdot \text{ksi}$$

density of concrete:

$$\gamma_{\text{conc}} = 150 \cdot \frac{\text{lb}_f}{\text{ft}^3}$$

density of water:

$$\gamma_w = 62.4 \cdot \frac{\text{lb}_f}{\text{ft}^3}$$

concrete strength preset  
for FDOT work:

$$f_c = 5.5 \cdot \text{ksi}$$

concrete modulus of  
elasticity:

$$E = 4428 \cdot \text{ksi}$$

## Construction Vehicle Loads (optional)

Applies wheel load assuming no soil cover.

construction wheel loads 1, 2, and 3:

$$\text{ConWheel1} = 0 \cdot \text{kip}$$

$$\text{ConWheel2} = 0 \cdot \text{kip}$$

$$\text{ConWheel3} = 0 \cdot \text{kip}$$

spacing between axles 1 and 2 & axles 2 and 3:

$$\text{ConAxleSpacing1} = 16.4 \text{ ft}$$

$$\text{ConAxleSpacing2} = 16.4 \text{ ft}$$

## Headwall Loads

additional dead load if a  
barrier is located on top  
of the headwall:

$$\text{BarrierDL}_{\text{hw}} = 0 \cdot \frac{\text{kip}}{\text{ft}}$$

set whether a line of  
truck wheels is  
considered as a loading:

$$\text{ConsiderLL}_{\text{hw}} = 0$$

0 - not considered

1 - considered

## Box Culvert Design:

Section 1 - Box Loads, Approximately 75 pages

Strength<sub>box</sub> =

	0	1	2
0	3.63	4.57	1.01
1	1.4	6.21	0
2	10.28	7.38	0
3	1.23	2.39	0
4	8.9	0	0
5	3.44	1.09	4.57
6	1.56	0	6.21
7	8.45	2.46	9.1
8	1.36	0	1.61
9	6.39	0	8.69
10	1.39	0	0.53
11	9.09	0	8.05
12	1.26	1.61	0
13	8.48	9.1	0
14	1.66	-0.29	0
15	7.17	-6.29	0
16	5.47	0	0
17	3.7	6.53	0
18	9.8	8.91	0
19	8.33	5.7	0
20	8.42	-4.24	0

Service<sub>box</sub> =

	0	1	2
0	1.97	2.62	0.61
1	0.62	0.14	0
2	5.03	3.85	0
3	0.17	1.34	0
4	4.47	0	0
5	1.89	0.65	2.62
6	0.77	0	0.14
7	4.06	0.91	4.62
8	0.53	0	1.29
9	3.15	0	4.23
10	0.54	0	0.82
11	4.15	0	4.62
12	0.44	1.29	0
13	4.02	4.62	0
14	0.32	-0.53	0
15	4.15	-4.22	0
16	3.15	0	0
17	-1.44	3.81	0
18	-2.38	4.72	0
19	4.12	2.87	0
20	4.75	-2.57	0

*these are loads:  
column 0 corresponds to moment,  
column 1 to shear, and  
column 2 to axial forces*

*The values of the final matrix  
are in units of feet, kips and  
radians.*

## Write Box Load Data to DataOut Variable

CurrentDataFile = "%Data Files%\5x3 Box Culvert.dat"

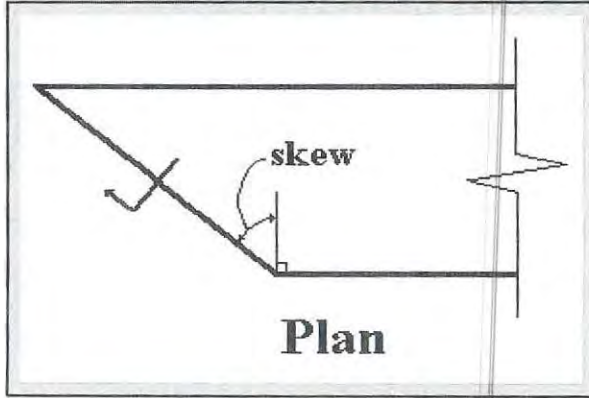
# Headwall Design

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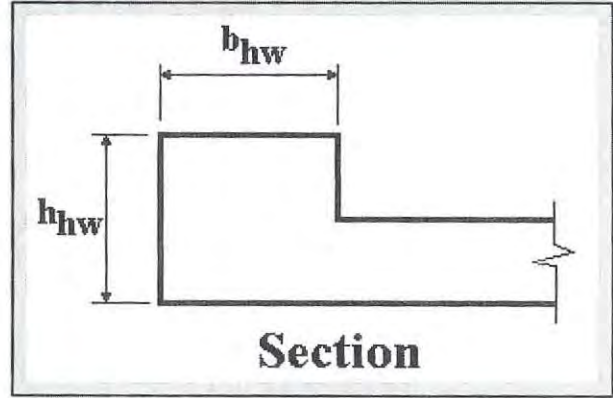
## Design Headwall

Note: No lateral load analysis is performed on the headwall. If significant horizontal loads are anticipated, supplemental calculations are required. Tributary Area for headwall design is defined in this file.

nc := NoOfCells



SkewDiagram



Section

iwbeg := if(Extension ≠ 2, 0, 1)

iwend := if(Extension ≠ 1, 1, 0) index for walls: iw := iwbeg..iwend

## Design parameters

index for number of headwalls:

left & right headwall height, H, and width, B:

box end skew:

iw =  

0
1

$$H_{hw} = \begin{pmatrix} 24.32 \\ 20.5 \end{pmatrix} \cdot \text{in}$$

$$B_{hw} = \begin{pmatrix} 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg} \quad \begin{matrix} \text{left} \\ \text{right} \end{matrix}$$

additional dead load if a barrier is located on top of the headwall:  $\text{BarrierDL}_{hw} = 0 \cdot \frac{\text{kip}}{\text{ft}}$

set whether a line of truck wheels is considered as a loading: ConsiderLL<sub>hw</sub> = 0  
 0 - not considered  
 1 - considered

index for cells:

number of cells:

opening width of cell:

opening height of cell:

ic := 0..(nc - 1)

NoOfCells = 3

W<sub>c</sub> = 5 ft

H<sub>c</sub> = 3 ft

top slab thickness:

bottom slab thickness:

exterior wall thickness:

interior wall thickness:

T<sub>t</sub> = 8.5-in

T<sub>b</sub> = 8-in

T<sub>w</sub> = 8-in

T<sub>i</sub> = 8-in

modular ratio:

concrete strength preset for FDOT work:

concrete modulus of elasticity:

density of concrete:

density of water:

n<sub>mod</sub> = 7

f<sub>c</sub> = 5.5-ksi

E = 4428-ksi

$$\gamma_{\text{conc}} = 150 \cdot \frac{\text{lbf}}{\text{ft}^3}$$

$$\gamma_w = 62.4 \cdot \frac{\text{lbf}}{\text{ft}^3}$$

depth of soil above top surface of slab:

density of soil:

reinforcing strength:

environmental class:

SoilHeight = 1.32 ft

$$\gamma_{\text{soil}} = 109 \cdot \frac{\text{lbf}}{\text{ft}^3}$$

F<sub>y</sub> = 60-ksi

Env = 2

1 - slightly aggressive  
 2 - moderately aggressive  
 3 - extremely aggressive

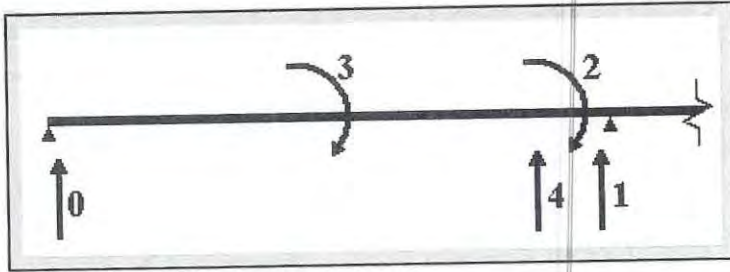
## Calculate load combinations

### Strength

$$\text{Strength}_{hw} := 1.25 \cdot \text{Force}_{sw} + 1.35 \cdot \text{Force}_{ew} + 1.75 \cdot \text{Force}_{ll} \cdot \text{ConsiderLL}_{hw} + 1.75 \cdot \text{Force}_{lane} \cdot \text{ConsiderLL}_{hw}$$

### Service

$$\text{Service}_{hw} := 1.0 \cdot \text{Force}_{sw} + 1.0 \cdot \text{Force}_{ew} + 1.0 \cdot \text{Force}_{ll} \cdot \text{ConsiderLL}_{hw} + 1.0 \cdot \text{Force}_{lane} \cdot \text{ConsiderLL}_{hw}$$



Due to the difference in the center-to-center span (model) versus clear span (actual) a reduction in the moment forces is allowed. For end moments, a reduction of  $1/3 \cdot \text{Vend} \cdot t$  is used and for midspan moments  $1/6 \cdot \text{Vend} \cdot t$  is used.

$$\text{Strength}_{hw} = \begin{pmatrix} 1.61 & 1.61 & 1.52 & 1.14 & 1.61 \\ 1.41 & 1.41 & 1.33 & 1 & 1.41 \end{pmatrix}$$

$$\text{Service}_{hw} = \begin{pmatrix} 1.29 & 1.29 & 1.22 & 0.91 & 1.29 \\ 1.13 & 1.13 & 1.06 & 0.8 & 1.13 \end{pmatrix}$$

$$\text{Strength}_{hw,2} := \text{Strength}_{hw,2} - \frac{1}{3} \cdot \text{Strength}_{hw,1} \cdot \frac{T_w}{ft}$$

$$\text{Service}_{hw,2} := \text{Service}_{hw,2} - \frac{1}{3} \cdot \text{Service}_{hw,1} \cdot \frac{T_w}{ft}$$

$$\text{Strength}_{hw,3} := \text{Strength}_{hw,3} - \frac{1}{6} \cdot \left( \frac{4 \cdot \text{Strength}_{hw,3}}{L_{hw,0}} \right) \cdot \frac{T_w}{ft}$$

$$\text{Service}_{hw,3} := \text{Service}_{hw,3} - \frac{1}{6} \cdot \left( \frac{4 \cdot \text{Service}_{hw,3}}{L_{hw,0}} \right) \cdot \frac{T_w}{ft}$$

$$\text{Strength}_{hw} = \begin{pmatrix} 1.61 & 1.61 & 1.16 & 1.05 & 1.61 \\ 1.41 & 1.41 & 1.02 & 0.92 & 1.41 \end{pmatrix}$$

$$\text{Service}_{hw} = \begin{pmatrix} 1.29 & 1.29 & 0.93 & 0.84 & 1.29 \\ 1.13 & 1.13 & 0.81 & 0.74 & 1.13 \end{pmatrix}$$

## Write Box and Headwall Load Data CurrentDataFile

CurrentDataFile = "Data Files\5x3 Box Culvert.dat"

assign the data read in to the data to be read out, then change only the new values using the fSwitchDatafunction:

DataOut := DataIn



# Box Culvert Analysis: Box Reinforcement Design

**Project** = "King Road Box Culvert"  
**DesignedBy** = "MBH, 4/26/17"  
**CheckedBy** = "YT, 4/26/17"

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CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

Comment = "three cells, no box skew, 90 deg wingwalls"

## 1. Design Parameters

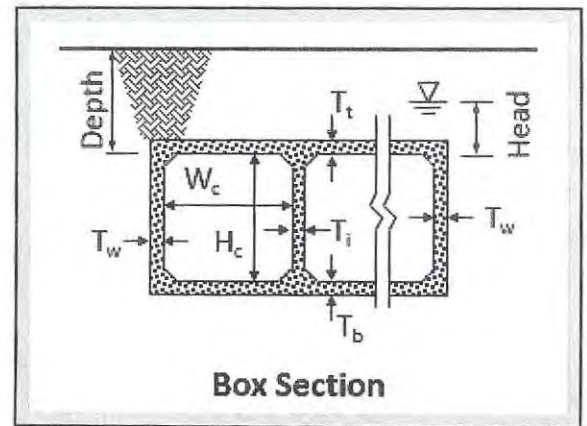
$b_w = 1$  ft : program analyzes a one foot wide cross section

<i>number of cells:</i>	<i>distance from top of opening to surface:</i>	<i>opening width of cell:</i>	<i>opening height of cell:</i>	<i>length of culvert along centerline:</i>
NoOfCells = 3	Depth = 2.03 ft	$W_c = 5$ ft	$H_c = 3$ ft	$L_c = 58$ ft
<i>top slab thickness:</i>	<i>bottom slab thickness:</i>	<i>exterior wall thickness:</i>	<i>interior wall thickness:</i>	<i>water head at top of opening:</i>
$T_t = 8.5$ -in	$T_b = 8$ -in	$T_w = 8$ -in	$T_i = 8$ -in	Head = 2.03 ft

Extension = 0  
 0 - new box (no extension)  
 1 - left extension  
 2 - right extension

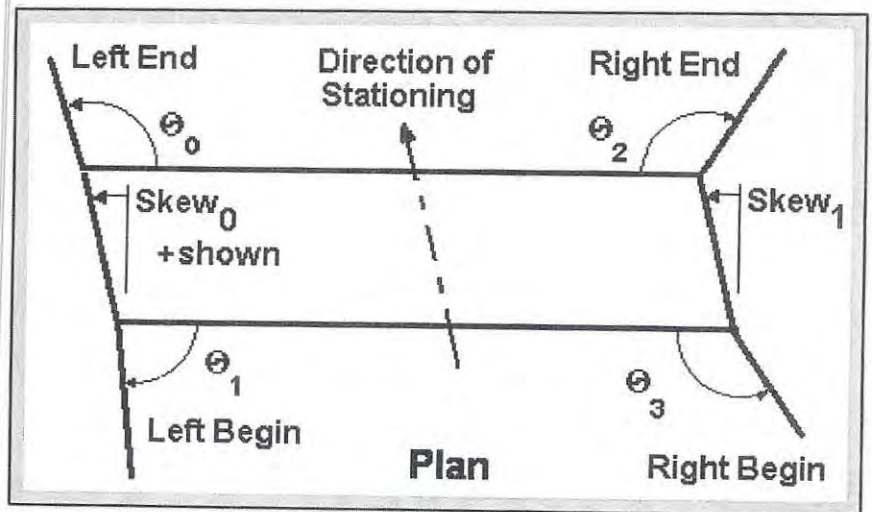
HydraulicOpening :=  $W_c \cdot H_c \cdot \text{NoOfCells}$

HydraulicOpening = 45 ft<sup>2</sup>



box end skew:

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg} \quad \begin{matrix} \text{left} \\ \text{right} \end{matrix}$$



## Soil properties

depth of soil above top surface of slab:

$$\text{SoilHeight} = 1.322 \text{ ft}$$

density of soil:

$$\gamma_{\text{soil}} = 109 \cdot \frac{\text{lb}}{\text{ft}^3}$$

soil friction angle:

$$\phi = 34 \cdot \text{deg}$$

modulus of subgrade reaction:

$$k_s = 380200 \cdot \frac{\text{lb}}{\text{ft}^3}$$

nominal bearing capacity:

$$q_{\text{nom}} = 4500 \cdot \frac{\text{lb}}{\text{ft}^2}$$

## Material properties

modular ratio:

$$n_{\text{mod}} = 7$$

environmental class:

$$\text{Env} = 2$$

1 - slightly aggressive  
2 - moderately aggressive  
3 - extremely aggressive

reinforcing strength:

$$F_y = 60 \cdot \text{ksi}$$

density of concrete:

$$\gamma_{\text{conc}} = 150 \cdot \frac{\text{lb}}{\text{ft}^3}$$

concrete strength preset for FDOT work:

$$f_c = 5.5 \cdot \text{ksi}$$

density of water:

$$\gamma_w = 62.4 \cdot \frac{\text{lb}}{\text{ft}^3}$$

concrete modulus of elasticity:

$$E = 4428 \cdot \text{ksi}$$

## Construction vehicle loads (optional)

construction wheel loads 1, 2, and 3:

$$\text{ConWheel1} = 0 \cdot \text{kip}$$

$$\text{ConWheel2} = 0 \cdot \text{kip}$$

$$\text{ConWheel3} = 0 \cdot \text{kip}$$

Applies wheel load assuming no soil cover.

spacing between axles 1 and 2 & axles 2 and 3:

$$\text{ConAxleSpacing1} = 16.4 \text{ ft}$$

$$\text{ConAxleSpacing2} = 16.4 \text{ ft}$$

## 2. Design and Check Main Reinforcing

it := 0..20 index for transverse sections

BarSize<sub>box\_it</sub> := 0      S<sub>box\_it</sub> := 12·in

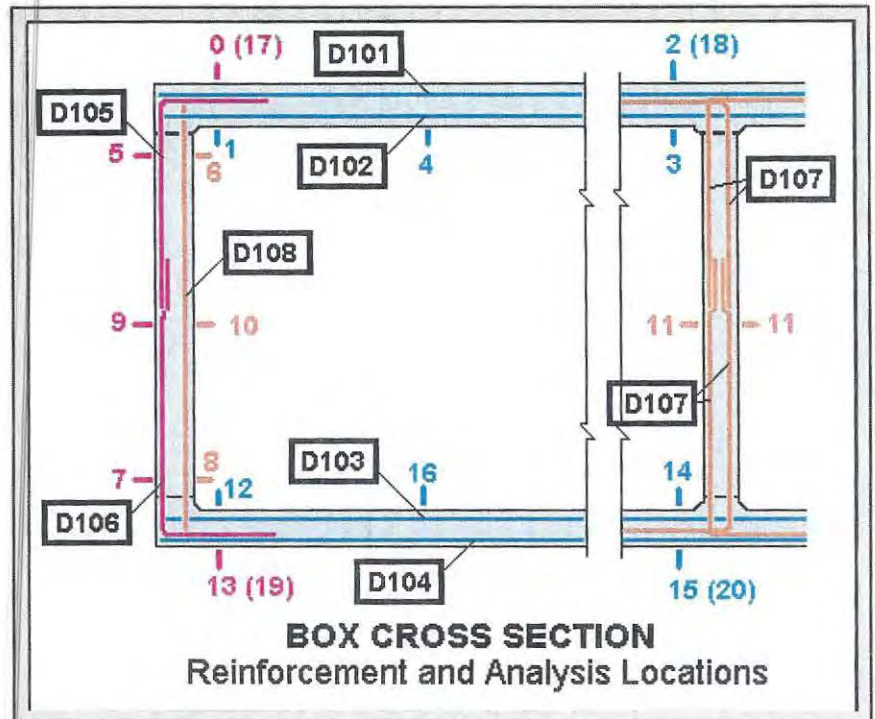
Cross Section Notes:

1. Bars shown with the same color are combined as Bar Groups.
2. Colored numbers indicate moment analysis locations.
3. Colored numbers in parenthesis indicate shear analysis locations.
4. Black numbers refer to bar designations.

### Enter Box Transverse Reinforcing

Generally, reinforcement should be at least a #3 bar and spacing should not exceed 12 inches.

Note: Shear generally controls slab and wall thicknesses and cracking generally controls reinforcement areas



Bar Designation

(section number) Bar Sizes & Spacings used in analysis

$$\begin{array}{l}
 D101(2) \\
 D102(1,3,4) \\
 D103(12,14,16) \\
 D104(15)
 \end{array}
 \quad
 \text{BarSize}_{\text{slabs}} = \begin{pmatrix} 6 \\ 6 \\ 6 \\ 6 \end{pmatrix}
 \quad
 S_{\text{slabs}} = \begin{pmatrix} 9 \\ 9 \\ 9 \\ 9 \end{pmatrix} \cdot \text{in}$$

$$\begin{array}{l}
 D105(9,0,5) \\
 D106(9,7,13)
 \end{array}
 \quad
 \text{BarSize}_{\text{corners}} = \begin{pmatrix} 5 \\ 5 \end{pmatrix}
 \quad
 S_{\text{corners}} = \begin{pmatrix} 9 \\ 9 \end{pmatrix} \cdot \text{in}$$

$$\begin{array}{l}
 D107(11) \\
 D108(6,8,10)
 \end{array}
 \quad
 \text{BarSize}_{\text{walls}} = \begin{pmatrix} 5 \\ 5 \end{pmatrix}
 \quad
 S_{\text{walls}} = \begin{pmatrix} 9 \\ 9 \end{pmatrix} \cdot \text{in}$$

Change Bar Group values (color) or change individual Bars (white)

newBarSize<sub>slabs</sub> := XX

newS<sub>slabs</sub> := XX·in

newBarSize<sub>corners</sub> := XX

newS<sub>corners</sub> := XX·in

newBarSize<sub>walls</sub> := XX

newS<sub>walls</sub> := XX·in

BarSizeD1<sub>01</sub> := XX      SD1<sub>01</sub> := XX·in

BarSizeD1<sub>02</sub> := XX      SD1<sub>02</sub> := XX·in

BarSizeD1<sub>03</sub> := XX      SD1<sub>03</sub> := XX·in

BarSizeD1<sub>04</sub> := XX      SD1<sub>04</sub> := XX·in

BarSizeD1<sub>05</sub> := XX      SD1<sub>05</sub> := XX·in

BarSizeD1<sub>06</sub> := XX      SD1<sub>06</sub> := XX·in

BarSizeD1<sub>07</sub> := XX      SD1<sub>07</sub> := XX·in

BarSizeD1<sub>08</sub> := XX      SD1<sub>08</sub> := XX·in

checkShear<sub>box</sub>

	0
0	0
1	0
2	0
3	0
4	0
5	0.13
6	0
7	0.28
8	0
9	0
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0.71
18	0.96
19	0.65
20	0.49

CheckShear<sub>box</sub> =

	0
0	"ok"
1	"ok"
2	"ok"
3	"ok"
4	"ok"
5	"ok"
6	"ok"
7	"ok"
8	"ok"
9	"ok"
10	"ok"
11	"ok"
12	"ok"
13	"ok"
14	"ok"
15	"ok"
16	"ok"
17	"ok"
18	"ok"
19	"ok"
20	"ok"

checkCracking<sub>box</sub>

	0
0	0.3
1	0.15
2	0.67
3	0.01
4	0.4
5	0.3
6	0.22
7	0.8
8	0.15
9	0.56
10	0.06
11	0.56
12	0.11
13	0.88
14	0.03
15	0.61
16	0.3

CheckCracking<sub>box</sub> =

	0
0	"ok"
1	"ok"
2	"ok"
3	"ok"
4	"ok"
5	"ok"
6	"ok"
7	"ok"
8	"ok"
9	"ok"
10	"ok"
11	"ok"
12	"ok"
13	"ok"
14	"ok"
15	"ok"
16	"ok"

checkM<sub>box</sub> =

	0
0	0.31
1	0.27
2	0.67
3	0.08
4	0.58
5	0.29
6	0.23
7	0.62
8	0.29
9	0.47
10	0.13
11	0.69
12	0.27
13	0.83
14	0.12
15	0.51
16	0.39
17	0.33
18	0.64
19	0.82
20	0.6

CheckM<sub>box</sub> =

	0
0	"ok"
1	"ok"
2	"ok"
3	"ok"
4	"ok"
5	"ok"
6	"ok"
7	"ok"
8	"ok"
9	"ok"
10	"ok"
11	"ok"
12	"ok"
13	"ok"
14	"ok"
15	"ok"
16	"ok"
17	"ok"
18	"ok"
19	"ok"
20	"ok"

checkMinStl =

	0
0	0.42
1	0.36
2	0.47
3	0.11
4	0.47
5	0.38
6	0.3
7	0.47
8	0.38
9	0.48
10	0.18
11	0.49
12	0.35
13	0.63
14	0.16
15	0.46
16	0.46

CheckMinStl =

	0
0	"OK"
1	"OK"
2	"OK"
3	"OK"
4	"OK"
5	"OK"
6	"OK"
7	"OK"
8	"OK"
9	"OK"
10	"OK"
11	"OK"
12	"OK"
13	"OK"
14	"OK"
15	"OK"
16	"OK"

Summary(CheckShear<sub>box</sub>) = "OK"

Summary(CheckCracking<sub>box</sub>) = "OK"

Summary(CheckM<sub>box</sub>) = "OK"

Summary(CheckMinStl) = "OK"

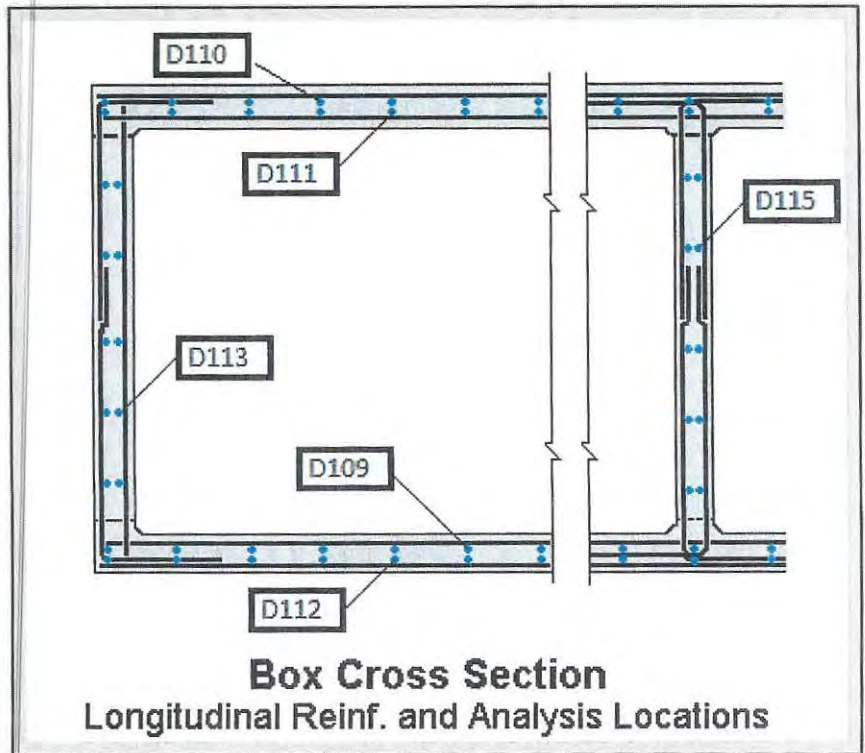
Summary(CheckAll<sub>box</sub>) = "OK"

### 3. Design and Check Box Longitudinal Reinforcing

To meet LRFD temperature and shrinkage requirements, reinforcement spacing should not exceed 12 inches.

index for longitudinal sections:  $il := 0..4$

- 0: D109
- 1: D110
- 2: D111
- 3: D112
- 4: D113,114,115...



#### Enter Box Longitudinal Reinforcing

Bar Sizes & Spacings used in analysis

$$\text{BarSize}_{\text{long}} = \begin{pmatrix} 4 \\ 4 \\ 4 \\ 4 \\ 4 \end{pmatrix} \quad S_{\text{long}} = \begin{pmatrix} 9 \\ 9 \\ 9 \\ 9 \\ 9 \end{pmatrix} \cdot \text{in}$$

Change Bar Group (color) values or change individual Bars (white)

newBarSize<sub>long</sub> := XX  
newS<sub>long</sub> := XX·in

BarSizeD1 <sub>09</sub> := XX	SD1 <sub>09</sub> := XX·in
BarSizeD1 <sub>10</sub> := XX	SD1 <sub>10</sub> := XX·in
BarSizeD1 <sub>11</sub> := XX	SD1 <sub>11</sub> := XX·in
BarSizeD1 <sub>12</sub> := XX	SD1 <sub>12</sub> := XX·in
BarSizeD1 <sub>13</sub> := XX	SD1 <sub>13</sub> := XX·in

Section 3 - Box Longitudinal Reinforcement, 3 pages

CheckAS<sub>temp,box</sub><sup>T</sup> = ("ok" "ok" "ok" "ok" "ok")

Summary(CheckAS<sub>temp,box</sub>) = "OK"

Summary(CheckAll<sub>box</sub>) = "OK"

#### Write Box Design Data to CurrentDataFile

CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

assign the data read in to the data to be read out, then change only the new values using the iSwitchData function:

DataOut := DataIn

# Box Culvert Analysis: Cutoff Wall & Headwall Design

**Project** = "King Road Box Culvert"  
**DesignedBy** = "MBH, 4/26/17"  
**CheckedBy** = "YT, 4/26/17"

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CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

Comment = "three cells, no box skew. 90 deg wingwalls"

## Design Parameters

$b_w = 1 \text{ ft}$  : program analyzes a one foot wide cross section

### Geometry and Box Dimensions

Extension = 0  
 0 - new box (no extension)  
 1 - left extension  
 2 - right extension

box end skew:

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg} \quad \begin{matrix} \text{left} \\ \text{right} \end{matrix}$$

top slab thickness:

$T_t = 8.5 \text{ in}$

bottom slab thickness:

$T_b = 8 \text{ in}$

### Material Properties

modular ratio:

$n_{\text{mod}} = 7$

reinforcing strength:

$F_y = 60 \text{ ksi}$

concrete strength preset  
for FDOT work:

$f_c = 5.5 \text{ ksi}$

concrete modulus of  
elasticity:

$E = 4428 \text{ ksi}$

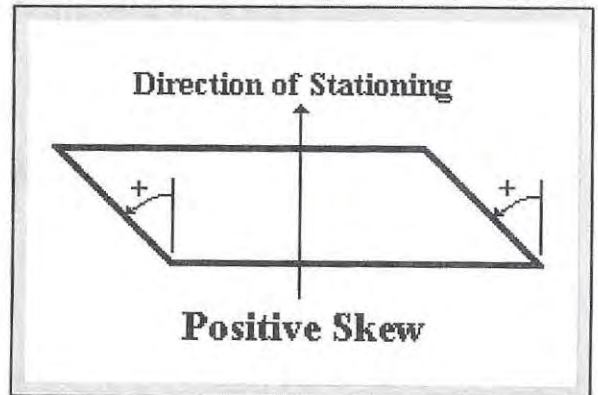
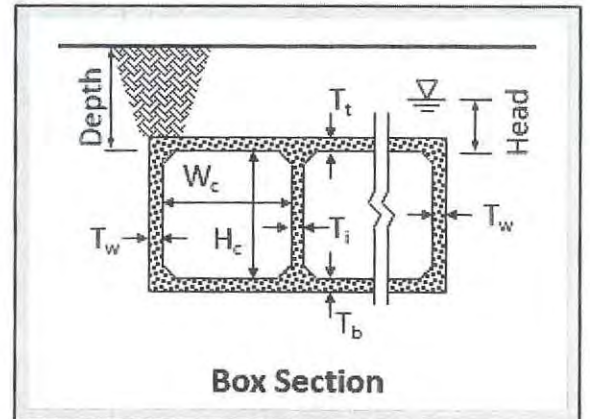
environmental class:

$\text{Env} = 2$

density of concrete:

$\gamma_{\text{conc}} = 150 \text{ pcf}$

1 - slightly aggressive  
 2 - moderately aggressive  
 3 - extremely aggressive



#### 4. Design and Check Cutoff Wall Reinforcing

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg} \quad \begin{array}{l} \text{left Headwall} \\ \text{right Headwall} \end{array}$$

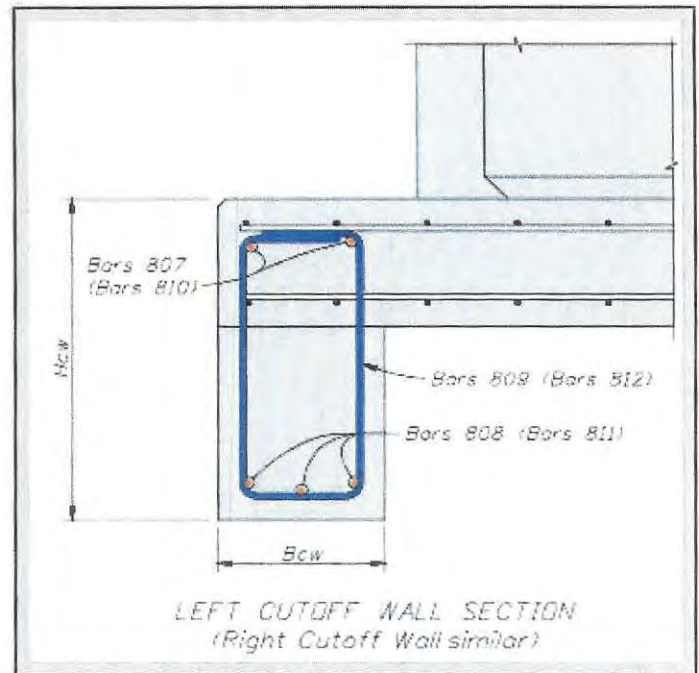
index for number of cutoff walls:

$$\text{iwbeg} := \text{if}(\text{Extension} \neq 2, 0, 1)$$

$$\text{iwend} := \text{if}(\text{Extension} \neq 1, 1, 0)$$

$$\text{iw} := \text{iwbeg}.. \text{iwend} \quad \text{iw} =$$

0
1



#### Enter Cutoff Wall Dimensions

Note: changes in height or width of the Cutoff Wall or Headwall requires a recalculation of the Loads file (2 Box&HeadwallLoads.mcd)  
Height of Cutoff Wall includes the thickness of the bottom slab. Cutoff walls exceeding 2 feet below the bottom slab is beyond the inten of this program.

Values currently being used by the program

row 0 = left & row 1 = right  
cutoff wall height, H, and width, B:

$$H_{\text{cw}} = \begin{pmatrix} 24 \\ 24 \end{pmatrix} \cdot \text{in} \quad B_{\text{cw}} = \begin{pmatrix} 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

Note: Height of Cutoff Wall includes the thickness of the bottom slab.

#### Enter Cutoff Wall, CW, Reinforcing

row 0 = left CW, top; row 1 = left CW, bot;  
row 2 = right CW, top; row 3 = right CW, bot:

$$\text{BarSize}_{\text{cw}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad \text{Num}_{\text{cw}} = \begin{pmatrix} 2 \\ 2 \\ 2 \\ 2 \end{pmatrix}$$

row 0 = left CW & row 1 = right CW:

$$\text{StirSize}_{\text{cw}} = \begin{pmatrix} 3 \\ 3 \end{pmatrix} \quad \text{S}_{\text{stirrup,cw}} = \begin{pmatrix} 15 \\ 15 \end{pmatrix} \cdot \text{in}$$

Change Group values (colored); change individual values (white)

$$\text{newB}_{\text{cw,left}} := \text{XX} \cdot \text{in}$$

$$\text{newB}_{\text{cw}} := \text{XX} \cdot \text{in}$$

$$\text{newB}_{\text{cw,right}} := \text{XX} \cdot \text{in}$$

$$\text{newH}_{\text{cw}} := \text{XX} \cdot \text{in}$$

$$\text{newH}_{\text{cw,left}} := \text{XX} \cdot \text{in}$$

$$\text{newH}_{\text{cw,right}} := \text{XX} \cdot \text{in}$$

$$\text{newBarSize}_{\text{cw}} := \text{XX}$$

$$\text{BarSizeD8}_{07} := \text{XX} \quad \text{NumD8}_{07} := \text{XX}$$

$$\text{BarSizeD8}_{08} := \text{XX} \quad \text{NumD8}_{08} := \text{XX}$$

$$\text{newNum}_{\text{cw}} := \text{XX}$$

$$\text{BarSizeD8}_{10} := \text{XX} \quad \text{NumD8}_{10} := \text{XX}$$

$$\text{BarSizeD8}_{11} := \text{XX} \quad \text{NumD8}_{11} := \text{XX}$$

$$\text{newStirSize}_{\text{cw}} := \text{XX}$$

$$\text{BarSizeD8}_{09} := \text{XX} \quad \text{SD8}_{09} := \text{XX} \cdot \text{in}$$

$$\text{newS}_{\text{stirrup,cw}} := \text{XX} \cdot \text{in}$$

$$\text{BarSizeD8}_{12} := \text{XX} \quad \text{SD8}_{12} := \text{XX} \cdot \text{in}$$

Shear generally controls wall size

$$\text{CheckV}_{\text{midspan.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckV}_{\text{support.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

Moment, minimum steel, and spacing checks

$$\text{CheckM}_{\text{midspan.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckM}_{\text{support.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{Summary}(\text{CheckAll}_{\text{cw}}) = \text{"OK"}$$

cracking generally controls reinforcement area

$$\text{checkCracking}_{\text{midspan.cw}} = \begin{pmatrix} 0.12 \\ 0.12 \end{pmatrix}$$

$$\text{checkCracking}_{\text{support.cw}} = \begin{pmatrix} 0.15 \\ 0.15 \end{pmatrix}$$

$$\text{CheckCracking}_{\text{midspan.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckCracking}_{\text{support.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckAS}_{\text{min.top.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckAS}_{\text{min.bot.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{top.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{bot.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{stirrup.cw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$



## 5. Design and Check Headwall

### Enter Design Dimensions and Parameters

Note: No lateral load analysis is performed on the headwall. If significant horizontal loads are anticipated, supplemental calculations are required. Height of Headwall includes the thickness of the top slab. Headwalls exceeding 2 feet above the top slab is beyond the intent of this program.

iw =

0
1

$$\text{Skew}_{\text{box}} = \begin{pmatrix} 0 \\ 0 \end{pmatrix} \cdot \text{deg} \quad \begin{array}{l} \text{left Headwall} \\ \text{right Headwall} \end{array}$$

$$\text{BarrierDL}_{\text{hw}} = 0 \cdot \frac{\text{kip}}{\text{ft}}$$

Additional dead load if a barrier is located on top of the headwall

$$\text{ConsiderLL}_{\text{hw}} = 0$$

This variable sets whether a line of truck wheels is considered as a loading. A 1 value means it is considered and a 0 means it is not

Note: Height of Headwall includes the thickness of the top slab

### Enter Headwall Dimensions

Values currently being used by the program

row 0 = left & row 1 = right headwall height, H, and width, B;

$$H_{\text{hw}} = \begin{pmatrix} 24.32 \\ 20.5 \end{pmatrix} \cdot \text{in} \quad B_{\text{hw}} = \begin{pmatrix} 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

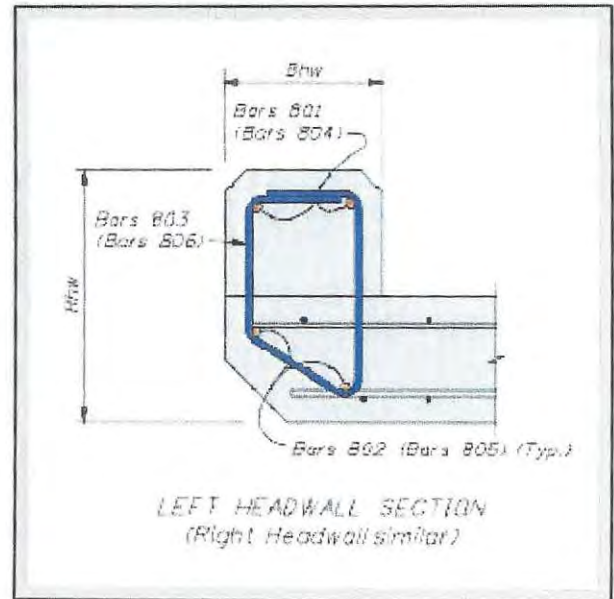
### Enter Headwall, HW, Reinforcing

row 0 = left HW, top; row 1 = left HW, bot;  
row 2 = right HW, top; row 3 = right HW, bot:

$$\text{BarSize}_{\text{hw}} = \begin{pmatrix} 6 \\ 6 \\ 6 \\ 6 \end{pmatrix} \quad \text{Num}_{\text{hw}} = \begin{pmatrix} 2 \\ 2 \\ 2 \\ 2 \end{pmatrix}$$

row 0 = left HW & row 1 = right HW:

$$\text{StirSize}_{\text{hw}} = \begin{pmatrix} 5 \\ 5 \end{pmatrix} \quad S_{\text{stirrup hw}} = \begin{pmatrix} 11 \\ 11 \end{pmatrix} \cdot \text{in}$$



Change Group values (colored); change individual values (white)

	BarSizeD8 <sub>01</sub> := XX	NumD8 <sub>01</sub> := XX
newBarSize <sub>hw</sub> := XX	BarSizeD8 <sub>02</sub> := XX	NumD8 <sub>02</sub> := XX
newNum <sub>hw</sub> := XX	BarSizeD8 <sub>04</sub> := XX	NumD8 <sub>04</sub> := XX
	BarSizeD8 <sub>05</sub> := XX	NumD8 <sub>05</sub> := XX
newStirSize <sub>hw</sub> := XX	BarSizeD8 <sub>03</sub> := XX	SD8 <sub>03</sub> := XX in
newS <sub>stirrup hw</sub> := XX in	BarSizeD8 <sub>06</sub> := XX	SD8 <sub>06</sub> := XX in

*Shear generally controls wall size*

$$\text{CheckV}_{\text{ext.support.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckV}_{\text{int.support.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

*cracking generally controls reinforcement area*

$$\text{checkCracking}_{\text{midspan.hw}} = \begin{pmatrix} 0.01 \\ 0.01 \end{pmatrix}$$

$$\text{checkCracking}_{\text{support.hw}} = \begin{pmatrix} 0.01 \\ 0.01 \end{pmatrix}$$

$$\text{CheckCracking}_{\text{midspan.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckCracking}_{\text{support.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

*Moment, minimum steel, and spacing checks*

$$\text{CheckM}_{\text{midspan.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckAs}_{\text{min.bot.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{bot.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{stirrup.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckM}_{\text{support.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckAs}_{\text{min.top.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckS}_{\text{top.hw}} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{Summary}(\text{CheckAll}_{\text{hw}}) = \text{"OK"}$$

**Write Box Design Data to CurrentDataFile**

CurrentDataFile = "Data Files\5x3 Box Culvert.dat"

*assign the data read in to the data to be read out, then change only the new values using the fSwitchData function:*

DataOut := DataIn

# Box Culvert Analysis: Wing Wall Design

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Project = "King Road Box Culvert"

DesignedBy = "MBH, 4/26/17"

CheckedBy = "YT, 4/26/17"

CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

Comment = "three cells, no box skew, 90 deg wingwalls"

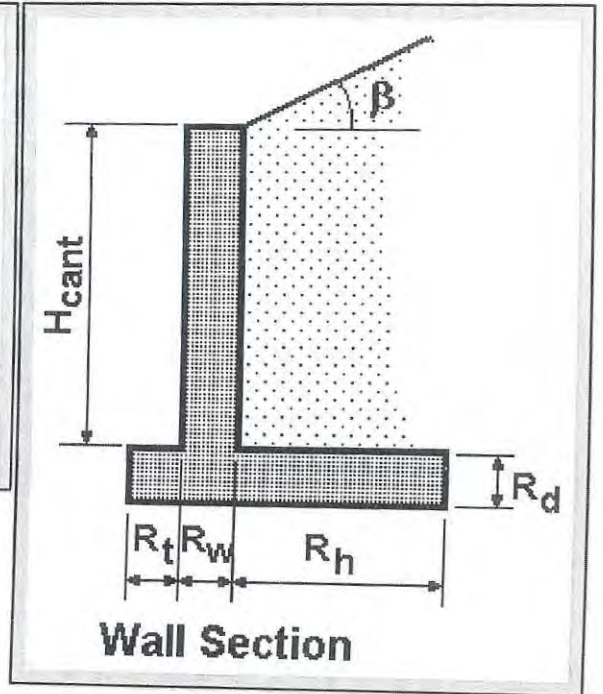
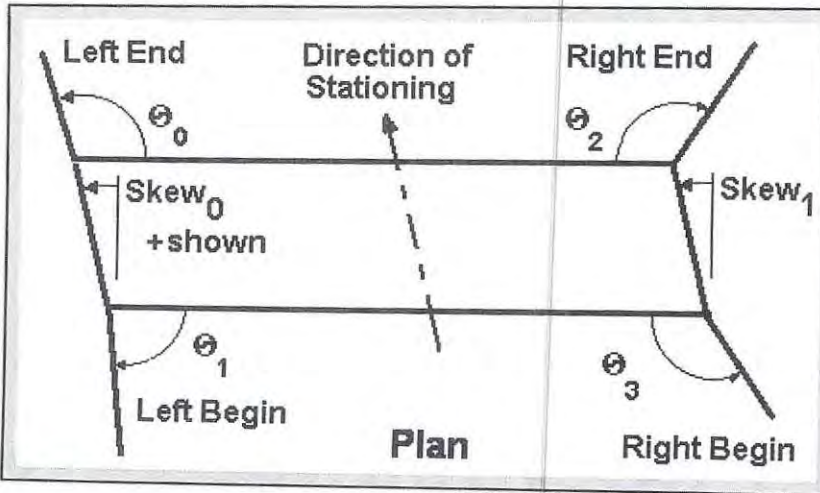
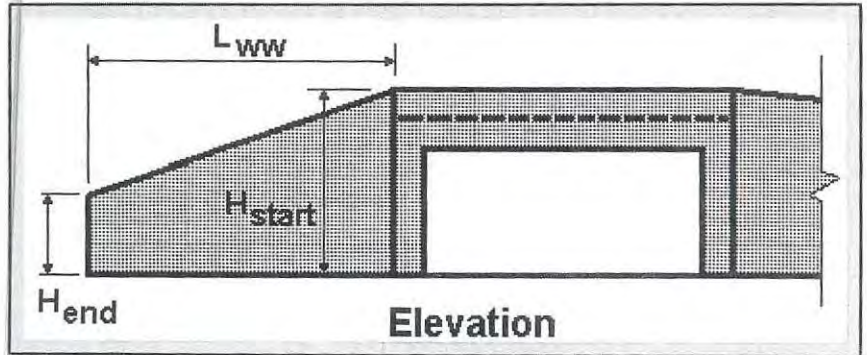
## 6. Design and Check Wing Walls

### Wingwall Length and Height

ibeg := if(Extension = 2, 2, 0)

iend := if(Extension = 1, 1, 3)

i := ibeg..iend



nominal bearing capacity:

$$q_{nom} = 4500 \cdot \frac{\text{lbf}}{\text{ft}^2}$$

nominal bearing capacity is allowable bearing pressure (typically from Geotech Engr) multiplied by factor of safety

### Wingwall angles, lengths and heights

$\beta_{default}$  is calculated using the embankment slope value, or is the user override value, in the Box Culvert Data.

$i =$

0-left end	0
1-left begin	1
2-right end	2
3-right begin	3

$$\theta = \begin{pmatrix} 90 \\ 90 \\ 90 \\ 90 \end{pmatrix} \cdot \text{deg}$$

$$L_{ww} = \begin{pmatrix} 10 \\ 10 \\ 10 \\ 10 \end{pmatrix} \text{ ft}$$

$$H_{start} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ ft}$$

$$H_{end} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ ft}$$

set whether live load surcharge is considered as a loading:

ConsiderLLSurcharge<sub>ww</sub> = 0

0 - not considered

newConsiderLLSurcharge<sub>ww</sub> := XX

1 - considered

**Enter wall sizes**

Note: as a general rule, R<sub>h</sub> is usually 3 to 4 times

Note: R<sub>w</sub> must be less than 16 in, **LRFD 5.8.3.3-3**

$$\frac{R_{t_i}}{\text{in}} =$$

6
6
6
6

newR<sub>t\_i</sub> := XX·in

newR<sub>t<sub>ww</sub></sub> :=

XX·in
XX·in
XX·in
XX·in

$$\frac{R_{w_i}}{\text{in}} =$$

8
8
8
8

newR<sub>w</sub> := XX·in

newR<sub>w<sub>ww</sub></sub> :=

XX·in
XX·in
XX·in
XX·in

$$\frac{R_{h_i}}{\text{ft}} =$$

2
2
2
2

newR<sub>h\_i</sub> := XX·ft

newR<sub>h<sub>ww</sub></sub> :=

XX·ft
XX·ft
XX·ft
XX·ft

$$\frac{R_{d_i}}{\text{in}} =$$

8
8
8
8

newR<sub>d\_i</sub> := XX·in

newR<sub>d<sub>ww</sub></sub> :=

XX·in
XX·in
XX·in
XX·in

$$\frac{\beta_i}{\text{deg}} =$$

1.146
1.146
1.146
1.146

newβ := XX·deg

newβ<sub>ww</sub> :=

XX·deg
XX·deg
XX·deg
XX·deg

Section 6 - Wingwall Design, 7 pages

$$L_{ww} = \begin{pmatrix} 10 \\ 10 \\ 10 \\ 10 \end{pmatrix} \text{ft}$$

$$H_{start} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ft}$$

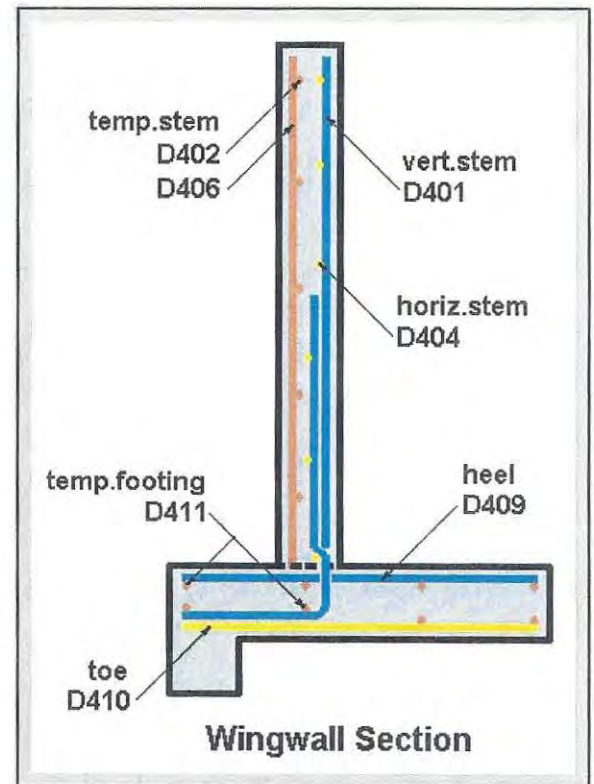
$$H_{end} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ft}$$

$$\text{checkPressure} = \begin{pmatrix} 0.42 & 0.48 & 0.48 & 0.35 \\ 0.42 & 0.48 & 0.48 & 0.35 \\ 0.37 & 0.43 & 0.43 & 0.32 \\ 0.37 & 0.43 & 0.43 & 0.32 \end{pmatrix}$$

$$\text{CheckPressure} = \begin{pmatrix} \text{"ok"} & \text{"ok"} & \text{"ok"} & \text{"ok"} \\ \text{"ok"} & \text{"ok"} & \text{"ok"} & \text{"ok"} \\ \text{"ok"} & \text{"ok"} & \text{"ok"} & \text{"ok"} \\ \text{"ok"} & \text{"ok"} & \text{"ok"} & \text{"ok"} \end{pmatrix}$$

$$\text{CheckReaction1} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \\ \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$

$$\text{CheckReaction2} = \begin{pmatrix} \text{"ok"} \\ \text{"ok"} \\ \text{"ok"} \\ \text{"ok"} \end{pmatrix}$$



## 7. Design and Check Wing Wall Reinforcing

### Enter Wingwall reinforcing

$$\text{Cover}_{\text{ww}} = 2 \cdot \text{in}$$

To meet LRFD temperature and shrinkage requirements, wall reinforcement spacing should not exceed 12 inches.

Note: Bars D403 & D405 are varies bars based on Bars D402 & D404 respectively.

row 0 = left begin; row 1 = left end; row 2 = right begin; row 3 = right end:

$$\text{BarSize}_{\text{vert.stem}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{vert.stem}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{BarSize}_{\text{horiz.stem}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{horiz.stem}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{BarSize}_{\text{temp.stem}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{temp.stem}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{BarSizeD4}_{01} := \mathbf{XX} \quad \text{SD4}_{01} := \mathbf{XX} \cdot \text{in}$$

$$\text{newBarSize}_{\text{vert.stem}} := \mathbf{XX} \quad \text{BarSizeD5}_{01} := \mathbf{XX} \quad \text{SD5}_{01} := \mathbf{XX} \cdot \text{in}$$

$$\text{newS}_{\text{vert.stem}} := \mathbf{XX} \cdot \text{in} \quad \text{BarSizeD6}_{01} := \mathbf{XX} \quad \text{SD6}_{01} := \mathbf{XX} \cdot \text{in}$$

$$\text{BarSizeD7}_{01} := \mathbf{XX} \quad \text{SD7}_{01} := \mathbf{XX} \cdot \text{in}$$

$$\text{BarSizeD4}_{04} := \mathbf{XX} \quad \text{SD4}_{04} := \mathbf{XX} \cdot \text{in}$$

$$\text{newBarSize}_{\text{horiz.stem}} := \mathbf{XX} \quad \text{BarSizeD5}_{04} := \mathbf{XX} \quad \text{SD5}_{04} := \mathbf{XX} \cdot \text{in}$$

$$\text{newS}_{\text{horiz.stem}} := \mathbf{XX} \cdot \text{in} \quad \text{BarSizeD6}_{04} := \mathbf{XX} \quad \text{SD6}_{04} := \mathbf{XX} \cdot \text{in}$$

$$\text{BarSizeD7}_{04} := \mathbf{XX} \quad \text{SD7}_{04} := \mathbf{XX} \cdot \text{in}$$

$$\text{BarSizeD4}_{02} := \mathbf{XX} \quad \text{SD4}_{02} := \mathbf{XX} \cdot \text{in}$$

$$\text{newBarSize}_{\text{temp.stem}} := \mathbf{XX} \quad \text{BarSizeD5}_{02} := \mathbf{XX} \quad \text{SD5}_{02} := \mathbf{XX} \cdot \text{in}$$

$$\text{newS}_{\text{temp.stem}} := \mathbf{XX} \cdot \text{in} \quad \text{BarSizeD6}_{02} := \mathbf{XX} \quad \text{SD6}_{02} := \mathbf{XX} \cdot \text{in}$$

$$\text{BarSizeD7}_{02} := \mathbf{XX} \quad \text{SD7}_{02} := \mathbf{XX} \cdot \text{in}$$

Note: Temp. bars D-06 use bar size and spacing of bars D-02.

**Enter footing reinforcing**

row 0 = left begin; row 1 = left end; row 2 = right begin; row 3 = right end:

$$\text{BarSize}_{\text{heel}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{heel}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{BarSize}_{\text{toe}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{toe}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

$$\text{BarSize}_{\text{temp.footing}} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix} \quad S_{\text{temp.footing}} = \begin{pmatrix} 12 \\ 12 \\ 12 \\ 12 \end{pmatrix} \cdot \text{in}$$

newBarSize<sub>heel</sub> := XX

newS<sub>heel</sub> := XX in

newBarSize<sub>toe</sub> := XX

newS<sub>toe</sub> := XX in

typically, S<sub>toe</sub> = S<sub>vert.stem</sub>

newBarSize<sub>temp.footing</sub> := XX

newS<sub>temp.footing</sub> := XX in

BarSizeD4<sub>09</sub> := XX    SD4<sub>09</sub> := XX in

BarSizeD5<sub>09</sub> := XX    SD5<sub>09</sub> := XX in

BarSizeD6<sub>09</sub> := XX    SD6<sub>09</sub> := XX in

BarSizeD7<sub>09</sub> := XX    SD7<sub>09</sub> := XX in

BarSizeD4<sub>10</sub> := XX    SD4<sub>10</sub> := XX in

BarSizeD5<sub>10</sub> := XX    SD5<sub>10</sub> := XX in

BarSizeD6<sub>10</sub> := XX    SD6<sub>10</sub> := XX in

BarSizeD7<sub>10</sub> := XX    SD7<sub>10</sub> := XX in

BarSizeD4<sub>11</sub> := XX    SD4<sub>11</sub> := XX in

BarSizeD5<sub>11</sub> := XX    SD5<sub>11</sub> := XX in

BarSizeD6<sub>11</sub> := XX    SD6<sub>11</sub> := XX in

BarSizeD7<sub>11</sub> := XX    SD7<sub>11</sub> := XX in



---

## Write Wing Wall Design Data to CurrentDataFile

CurrentDataFile = "Data Files\5x3 Box Culvert.dat"

*assign the data read in to the data to be read out, then  
change only the new values using the fSwitchData function:*

DataOut := DataIn

---





# Box Culvert Analysis: Estimate of Quantities

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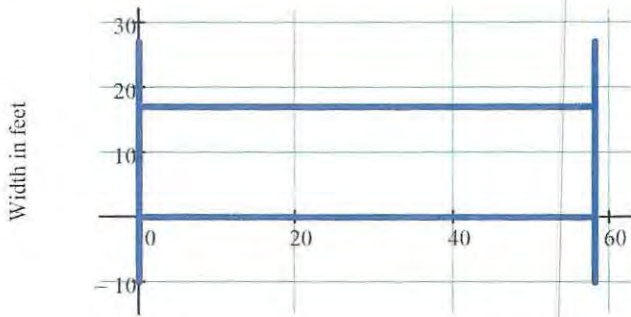
Project = "King Road Box Culvert"

DesignedBy = "MBH, 4/26/17"

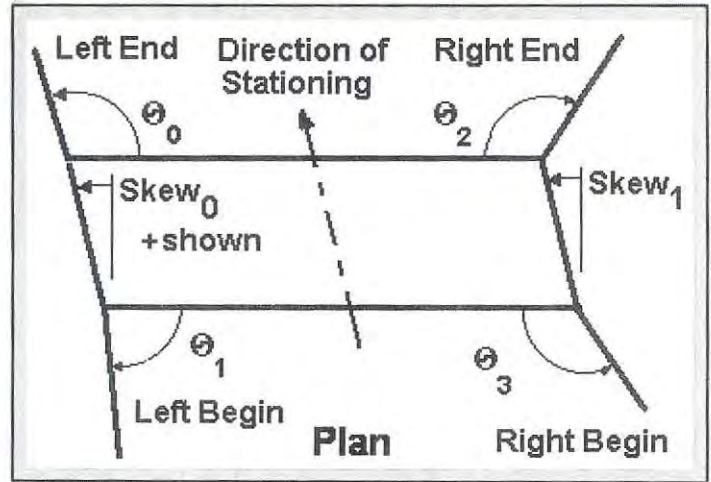
CheckedBy = "YT, 4/26/17"

CurrentDataFile = "Data Files\5x3 Box Culvert.dat"

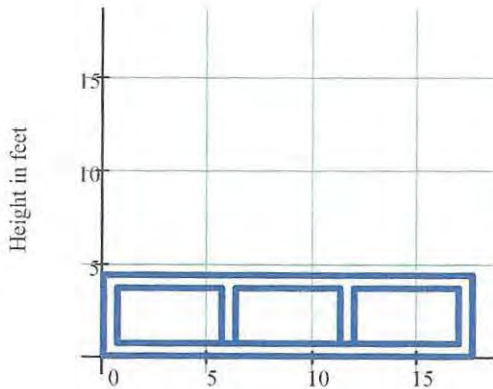
Comment = "three cells, no box skew, 90 deg wingwalls"



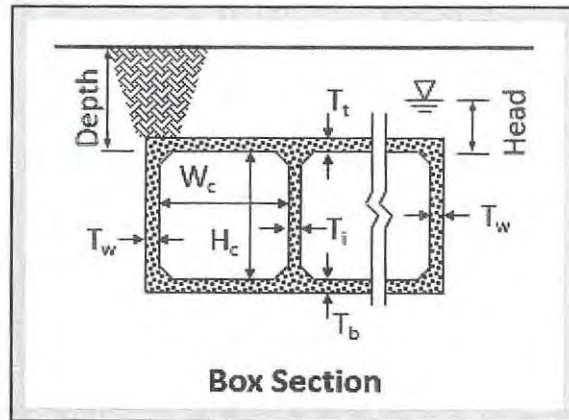
Length in feet  
Plan - Box Culvert



Plan



Width in feet  
Cross Section - Box Culvert



Box Section

**Box Dimensions**

HydraulicOpening :=  $W_c \cdot H_c \cdot \text{NoOfCells}$

HydraulicOpening =  $45 \text{ ft}^2$

SoilHeight = 1.3 ft

NoOfCells = 3

$W_c = 5 \text{ ft}$

$H_c = 3 \text{ ft}$

$L_c = 58 \text{ ft}$

$\theta^T = (90 \ 90 \ 90 \ 90) \cdot \text{deg}$

Head = 2.03 ft

$T_t = 8.5 \text{ -in}$

$T_b = 8 \text{ -in}$

$T_w = 8 \text{ -in}$

$T_i = 8 \text{ -in}$

Cover = 2·in

Depth = 2.03 ft

**Cutoff wall and Headwall Dimensions**

Skew<sub>left</sub> = 0·deg

$B_{lhw} = 12 \text{ -in}$

$H_{lhw} = 24.32 \text{ -in}$

$B_{lcw} = 12 \text{ -in}$

$H_{lcw} = 24 \text{ -in}$

Skew<sub>right</sub> = 0·deg

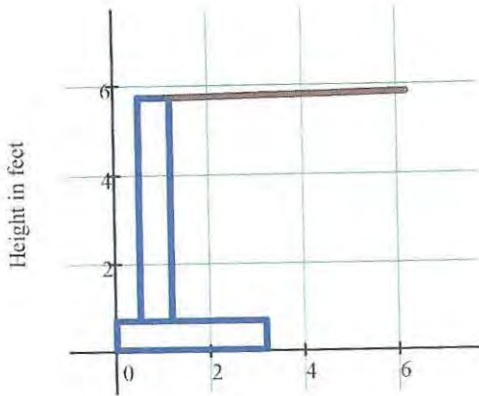
$B_{rhw} = 12 \text{ -in}$

$H_{rhw} = 20.5 \text{ -in}$

$B_{rcw} = 12 \text{ -in}$

$H_{rcw} = 24 \text{ -in}$

**Wingwall Dimensions**



Width in feet  
Cross Section - First Wingwall

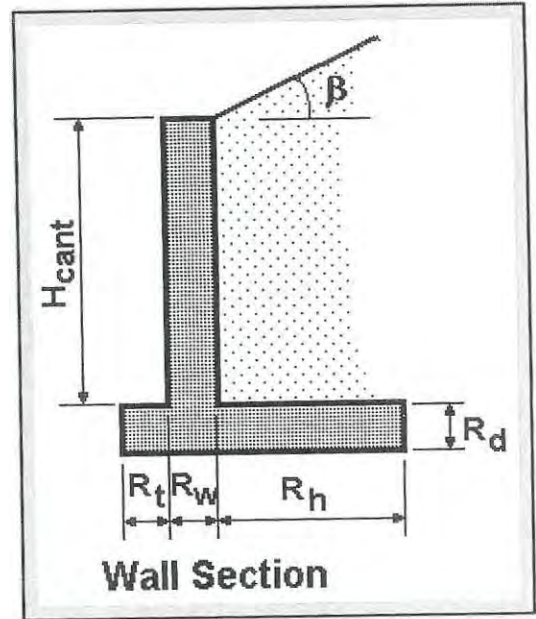
$$R_t = \begin{pmatrix} 6 \\ 6 \\ 6 \\ 6 \end{pmatrix} \cdot \text{in}$$

$$R_w = \begin{pmatrix} 8 \\ 8 \\ 8 \\ 8 \end{pmatrix} \cdot \text{in}$$

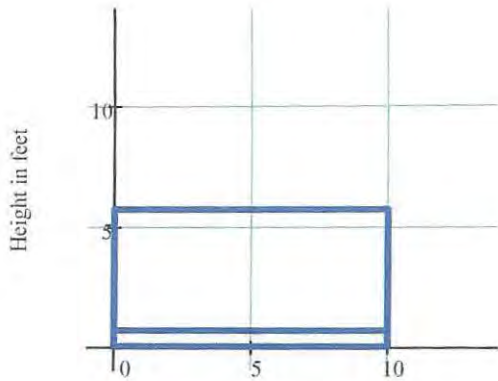
$$R_h = \begin{pmatrix} 24 \\ 24 \\ 24 \\ 24 \end{pmatrix} \cdot \text{in}$$

$$R_d = \begin{pmatrix} 8 \\ 8 \\ 8 \\ 8 \end{pmatrix} \cdot \text{in}$$

$$\beta = \begin{pmatrix} 1.15 \\ 1.15 \\ 1.15 \\ 1.15 \end{pmatrix} \cdot \text{deg}$$



**Wall Section**



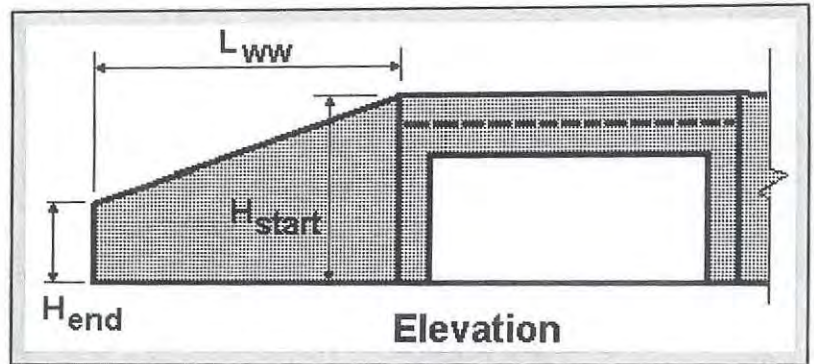
Width in feet  
Elevation - First Wingwall

$$H_{end} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ ft}$$

$$H_{start} = \begin{pmatrix} 5.03 \\ 5.03 \\ 4.71 \\ 4.71 \end{pmatrix} \text{ ft}$$

$$L_{ww} = \begin{pmatrix} 10 \\ 10 \\ 10 \\ 10 \end{pmatrix} \text{ ft}$$

$$\theta = \begin{pmatrix} 90 \\ 90 \\ 90 \\ 90 \end{pmatrix} \cdot \text{deg}$$



**Elevation**

**Summary of Concrete Quantities**

$Vol_{cw, left} = 0.87 \cdot yd^3$        $Vol_{cw, right} = 0.87 \cdot yd^3$

$Vol_{bot, slab} = 26.61 \cdot yd^3$        $Vol_{walls} = 17.19 \cdot yd^3$        $Vol_{top, slab} = 26.88 \cdot yd^3$

$Vol_{hw, left} = 0.86 \cdot yd^3$        $Vol_{hw, right} = 0.65 \cdot yd^3$

$Vol_{wall} = \begin{pmatrix} 1.24 \\ 1.24 \\ 1.16 \\ 1.16 \end{pmatrix} \cdot yd^3$

$Vol_{ww, cove} = \begin{pmatrix} 0.4938 \\ 0.4938 \\ 0.4938 \\ 0.4938 \end{pmatrix} \cdot yd^3$

$Vol_{footing} = \begin{pmatrix} 0.78 \\ 0.78 \\ 0.78 \\ 0.78 \end{pmatrix} \cdot yd^3$

$TotalVol_{wingwall} = \begin{pmatrix} 2.52 \\ 2.52 \\ 2.44 \\ 2.44 \end{pmatrix} \cdot yd^3$

$Vol_{box} = 74.3 \cdot yd^3$

$\sum Vol_{wall} = 4.81 \cdot yd^3$

$\sum TotalVol_{footing} = 5.1 \cdot yd^3$

$TotalVolume = 84.21 \cdot yd^3$

**Summary of Soil and Miscellaneous Values**

$E = 4428 \cdot ksi$

$f_c = 5.5 \cdot ksi$

Extension = 0  
0 - new box (no extension)

Env = 2

Environmental Class

$F_y = 60 \cdot ksi$

$n_{mod} = 7$

1 - left extension

2 - right extension

1 - slightly aggressive

2 - moderately aggressive

3 - extremely aggressive

ConsiderLLSurcharge<sub>ww</sub> = 0      0 - No  
1 - Yes

ConsiderLL<sub>hw</sub> = 0      0 - No  
1 - Yes

BarrierDL<sub>hw</sub> = 0  $\cdot \frac{kip}{ft}$

$\gamma_{soil} = 109 \cdot \frac{lbf}{ft^3}$

$k_s = 380200 \cdot \frac{lbf}{ft^3}$

$\phi = 34 \cdot deg$

$q_{nom} = 4500 \cdot \frac{lbf}{ft^2}$

**Summary of Reinforcement Check Values**

Check<sub>box</sub> = "OK"

Check<sub>cw</sub> = "OK"

Check<sub>hw</sub> = "OK"

Check<sub>ww</sub> = "OK"

TotalCheck = "OK"

$BarSize_{slabs} = \begin{pmatrix} 6 \\ 6 \\ 6 \\ 6 \end{pmatrix}$

$S_{slabs} = \begin{pmatrix} 9 \\ 9 \\ 9 \\ 9 \end{pmatrix} \cdot in$

top slab, top mat  
top slab, bot mat  
bot slab, top mat  
bot slab, bot mat

$BarSize_{long} = \begin{pmatrix} 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \end{pmatrix}$

$S_{long} = \begin{pmatrix} 9 \\ 9 \\ 9 \\ 9 \\ 9 \\ 9 \end{pmatrix} \cdot in$

top slab, top mat  
top slab, bot mat  
interior wall(s)  
exterior walls  
bot slab, both m.

$BarSize_{walls} = \begin{pmatrix} 5 \\ 5 \end{pmatrix}$

$S_{walls} = \begin{pmatrix} 9 \\ 9 \end{pmatrix} \cdot in$

interior wall(s)  
exterior walls

$BarSize_{corners} = \begin{pmatrix} 5 \\ 5 \end{pmatrix}$

$S_{corners} = \begin{pmatrix} 9 \\ 9 \end{pmatrix} \cdot in$

top corner  
bot corner

$BarSize_{cw} = \begin{pmatrix} 3 \\ 3 \\ 3 \\ 3 \end{pmatrix}$

$Num_{cw} = \begin{pmatrix} 2 \\ 2 \\ 2 \\ 2 \end{pmatrix}$

top bar, left cw  
bot bar, left cw  
top bar, right cw  
bot bar, right cw

$StirSize_{cw} = \begin{pmatrix} 3 \\ 3 \end{pmatrix}$

$S_{stirrup, cw} = \begin{pmatrix} 15 \\ 15 \end{pmatrix} \cdot in$

$BarSize_{hw} = \begin{pmatrix} 6 \\ 6 \\ 6 \\ 6 \end{pmatrix}$

$Num_{hw} = \begin{pmatrix} 2 \\ 2 \\ 2 \\ 2 \end{pmatrix}$

top bar, left hw  
bot bar, left hw  
top bar, right hw  
bot bar, right hw

$StirSize_{hw} = \begin{pmatrix} 5 \\ 5 \end{pmatrix}$

$S_{stirrup, hw} = \begin{pmatrix} 11 \\ 11 \end{pmatrix} \cdot in$

**Reinforcement List - Main Box**

*click table below to reveal scroll bar...*

Reinf<sub>box</sub> =

	0	1	2	3	4
0	"Bar Location"	"Size"	"Desig"	"Len"	"Num"
1	"top face, top slab"	6	101	17.33	78
2	"bot face, top slab"	6	102	17.33	78
3	"top face, bot slab"	6	103	17.33	82
4	"bot face, bot slab"	6	104	17.33	82
5	"top ext corner"	5	105	4.63	154
6	"bot ext corner"	5	106	4.63	154
7	"each corner, int wall"	5	107	9.56	616
8	"inside face, ext wall"	5	108	4.04	154
9	long top face, bot slab"	4	109	62.08	25
10	long top face, top slab"	4	110	57.67	25
11	long bot face, top slab"	4	111	57.02	25
12	long bot face, bot slab"	4	112	62.08	25
13	long each face, ext wall"	4	113	57.67	10
14	long each face, ext wall"	4	114	57.67	10
15	long each face, int wall"	4	115	57.02	...
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					

**Reinforcement Lists - Left Begin and Left End Wingwalls**

	"Bar Location"	"Size"	"Desig"	"Len"	"Num"	"Type"	"A"	"G"	"B"	"C"	"D"	"E"	"F"	"H"	"J"	"K"	"N"
Rw <sub>0</sub> =	"wall vert, soil side"	3	401	4.78	11	1	0	0	4.78	0	0	0	0	0	0	0	0
	"wall horiz, front side"	3	402	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall horiz, soil side"	3	404	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall vert, front side"	3	406	4.78	11	1	0	0	4.78	0	0	0	0	0	0	0	0
	"wall vert, soil side"	3	407	2.63	11	10	0	0	0.83	1.8	0	0	0	0	0	0	0
	"top footing heel"	3	409	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
	"bot footing toe"	3	410	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
	"temp footing"	3	411	9.67	8	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall to box ties"	5	412	2	9	1	0	0	2	0	0	0	0	0	0	0	0

	"Bar Location"	"Size"	"Desig"	"Len"	"Num"	"Type"	"A"	"G"	"B"	"C"	"D"	"E"	"F"	"H"	"J"	"K"	"N"
Rw <sub>1</sub> =	"wall vert, soil side"	3	501	4.78	11	1	0	0	4.78	0	0	0	0	0	0	0	0
	"wall horiz, front side"	3	502	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall horiz, soil side"	3	504	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall vert, front side"	3	506	4.78	11	1	0	0	4.78	0	0	0	0	0	0	0	0
	"wall vert, soil side"	3	507	2.63	11	10	0	0	0.83	1.8	0	0	0	0	0	0	0
	"top footing heel"	3	509	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
	"bot footing toe"	3	510	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
	"temp footing"	3	511	9.67	8	1	0	0	9.67	0	0	0	0	0	0	0	0
	"wall to box ties"	5	512	2	9	1	0	0	2	0	0	0	0	0	0	0	0

**Reinforcement Lists - Right Begin and Right End Wingwalls**

Rw<sub>2</sub> =

"Bar Location"	"Size"	"Desig"	"Len"	"Num"	"Type"	"A"	"G"	"B"	"C"	"D"	"E"	"F"	"H"	"J"	"K"	"N"
"wall vert, soil side"	3	601	4.46	11	1	0	0	4.46	0	0	0	0	0	0	0	0
"wall horiz, front side"	3	602	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall horiz, soil side"	3	604	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall vert, front side"	3	606	4.46	11	1	0	0	4.46	0	0	0	0	0	0	0	0
"wall vert, soil side"	3	607	2.63	11	10	0	0	0.83	1.8	0	0	0	0	0	0	0
"top footing heel"	3	609	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
"bot footing toe"	3	610	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
"temp footing"	3	611	9.67	8	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall to box ties"	5	612	2	8	1	0	0	2	0	0	0	0	0	0	0	0

Rw<sub>3</sub> =

"Bar Location"	"Size"	"Desig"	"Len"	"Num"	"Type"	"A"	"G"	"B"	"C"	"D"	"E"	"F"	"H"	"J"	"K"	"N"
"wall vert, soil side"	3	701	4.46	11	1	0	0	4.46	0	0	0	0	0	0	0	0
"wall horiz, front side"	3	702	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall horiz, soil side"	3	704	9.67	6	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall vert, front side"	3	706	4.46	11	1	0	0	4.46	0	0	0	0	0	0	0	0
"wall vert, soil side"	3	707	2.63	11	10	0	0	0.83	1.8	0	0	0	0	0	0	0
"top footing heel"	3	709	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
"bot footing toe"	3	710	2.83	11	1	0	0	2.83	0	0	0	0	0	0	0	0
"temp footing"	3	711	9.67	8	1	0	0	9.67	0	0	0	0	0	0	0	0
"wall to box ties"	5	712	2	8	1	0	0	2	0	0	0	0	0	0	0	0

**Reinforcement Lists - Headwalls and Cutoff Walls**

$$Rh_1 = \begin{pmatrix} \text{"Bar Location"} & \text{"Size"} & \text{"Desig"} & \text{"Len"} & \text{"Num"} & \text{"Type"} & \text{"A"} & \text{"G"} & \text{"B"} & \text{"C"} & \text{"D"} & \text{"E"} & \text{"F"} & \text{"H"} & \text{"J"} & \text{"K"} & \text{"N"} \\ \text{"top"} & 6 & 801 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"bottom"} & 6 & 802 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"stirrups"} & 5 & 803 & 4.66 & 20 & 27 & 0 & 0 & 1.63 & 0.5 & 0.17 & 0.42 & 1.21 & 0.5 & 0.5 & 0 & 0 \end{pmatrix}$$

$$Rh_2 = \begin{pmatrix} \text{"Bar Location"} & \text{"Size"} & \text{"Desig"} & \text{"Len"} & \text{"Num"} & \text{"Type"} & \text{"A"} & \text{"G"} & \text{"B"} & \text{"C"} & \text{"D"} & \text{"E"} & \text{"F"} & \text{"H"} & \text{"J"} & \text{"K"} & \text{"N"} \\ \text{"top"} & 6 & 804 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"bottom"} & 6 & 805 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"stirrups"} & 5 & 806 & 4.03 & 20 & 27 & 0 & 0 & 1.31 & 0.5 & 0.17 & 0.42 & 0.9 & 0.5 & 0.5 & 0 & 0 \end{pmatrix}$$

$$Rc_1 = \begin{pmatrix} \text{"Bar Location"} & \text{"Size"} & \text{"Desig"} & \text{"Len"} & \text{"Num"} & \text{"Type"} & \text{"A"} & \text{"G"} & \text{"B"} & \text{"C"} & \text{"D"} & \text{"E"} & \text{"F"} & \text{"H"} & \text{"J"} & \text{"K"} & \text{"N"} \\ \text{"top"} & 3 & 807 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"bottom"} & 3 & 808 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"stirrups"} & 3 & 809 & 4.88 & 15 & 7 & 0 & 0 & 1.6 & 0.67 & 0.5 & 0.5 & 0 & 0 & 0 & 0 & 0 \end{pmatrix}$$

$$Rc_2 = \begin{pmatrix} \text{"Bar Location"} & \text{"Size"} & \text{"Desig"} & \text{"Len"} & \text{"Num"} & \text{"Type"} & \text{"A"} & \text{"G"} & \text{"B"} & \text{"C"} & \text{"D"} & \text{"E"} & \text{"F"} & \text{"H"} & \text{"J"} & \text{"K"} & \text{"N"} \\ \text{"top"} & 3 & 810 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"bottom"} & 3 & 811 & 17.33 & 2 & 1 & 0 & 0 & 17.33 & 0 & 0 & 0 & 0 & 0 & 0 & 0 & 0 \\ \text{"stirrups"} & 3 & 812 & 4.88 & 15 & 7 & 0 & 0 & 1.6 & 0.67 & 0.5 & 0.5 & 0 & 0 & 0 & 0 & 0 \end{pmatrix}$$

No variables are modified in this file: CurrentDataFile = "\Data Files\5x3 Box Culvert.dat"

REFERENCES

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REFERENCES

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GEOTECH REPORT

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## Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P O Box 1625 • Lake City, FL 32056  
Tel (386) 755-3633 • Fax (386) 752-5456

450 SR 13N, Suite 106-308, Jacksonville, FL 32259  
Tel (904) 381-8901 • Fax (904) 381-8902

April 19, 2017

Mr. Chad W. Williams  
Columbia County Board of County Commissioners  
P.O. Box 969  
Lake City, Florida 32056

**RE: Geotechnical Drilling Services and Engineering Data Report  
King Street at Dyal Avenue-Box Culvert  
Lake City, Florida  
Cal-Tech Testing, Inc. Project No. 17-00237-01**

Dear Mr. Chad W. Williams:

This report presents the results of Cal-Tech Testing, Inc. (CTI) geotechnical drilling services and provides subsurface soil engineering information in regards to the proposed box culvert by the intersection of King Street and Dyal Avenue in Lake City, Florida.

The purposes of this study were to investigate the subsurface soils stratigraphy and engineering properties required for the design of the proposed box culvert.

### PROJECT AND SITE DESCRIPTION

Based on your information and our site visit, we understand Columbia County is planning to install a box culvert to replace the existing 24-inch diameter culvert transversal to King Street roadway at approximately 200 ft. west of Dyal Avenue.

### SUBSURFACE INVESTIGATION

Our investigation of the subsurface soils consisted of performing a Standard Penetration Test (SPT) boring (B1) to a depth of 20 ft. within the roadway right of way by the existing culvert north end. A Boring Location Plan is enclosed to this report.

The SPT boring was advanced using rotary drilling techniques in general accordance with ASTM D-1586 Penetration Test and Split Barrel Sampling Tool. The penetration test was performed by driving a 2-inch O.D. split spoon sampler with a 140 lb manual hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches in 6-inch increments were recorded in boring logs. The penetration resistance, N-values, is the summation of the middle 6-inch increments and was used to derive soil engineering parameter from empirical correlations. The boring log B1 is enclosed to this report.

CTI contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of the field investigation.

### **Laboratory Testing**

All soil samples were visually examined and classified on-site and in our geotechnical laboratory in accordance with the AASHTO Soil Classification System.

In addition, a set of environmental corrosion tests (i.e., pH, chloride content, sulfate content and resistivity) were performed on a sample of the soil stratum above the proposed box culvert invert elevation.

Details of the subsurface soil strata and results of the soil laboratory tests are provided in the enclosed log of boring B1.

## **SUBSURFACE CONDITIONS**

### **Generalized Subsurface Profile**

The generalized subsurface soil profile inferred from the SPT boring B1 consists of a thin layer of top soil underlain by approximately 7 ft. of SAND with silt (A3 to A-2-4), a 3.5 ft. thick stratum of CLAYEY SAND (A-2-4) and the Limestone formation to the termination depth of the boring at approximately 20 ft.

Typical N values indicate a Medium Dense (i.e.  $10 < N < 30$ ) relative density within the Sand with silt stratum and a Firm (i.e.  $5 < N < 8$ ) to Stiff (i.e.  $8 < N < 15$ ) consistency within the CLAYEY SAND stratum. The top 3 ft. of the Limestone were penetrated with moderate drilling effort till refusal with 50 blows to 5 inches of penetration at a depth of approximately 20 ft.

Based on the Florida Department of Transportation (FDOT) Structures Design Guidelines January 2016 and the result of the corrosion tests listed below, the environmental classification of the proposed box culvert is Slightly Aggressive.

<b>Environmental Corrosion Test Results</b>			
<b>pH</b>	<b>Resistivity</b>	<b>Chloride Content</b>	<b>Sulfate Content</b>
6.13	6,200 ohm-cm	60 ppm	63 ppm

### **Groundwater**

No groundwater was encountered in the borings during the SPT sampling.

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) indicates the explored area is within the Bigbee and Blanton soil map units with seasonal high water table at depths from 42 to 72 inches.

## **ENGINEERING RECOMMENDATION**

Based on the analysis and evaluations of the results of the subsurface investigation, the subsurface soils are suitable to support the proposed box culvert structure. Based on the relative density of the underlying soils, an allowable soil contact pressure of 1,800 lb/ft<sup>2</sup> is recommended for design of the box culvert bearing on the sand with silt stratum.

In addition, we recommend the following soil parameters be utilized in the design:

Soil Stratum	Average N-value (bl/ft)	Friction Angle	Dry Unit Weight (pcf)	Modulus of Subgrade Reaction (pci)
SAND with silt	22	34	109.0	220
CLAYEY SAND	10	32	102.0	200

Construction of the proposed box culvert is expected to involve a site preparation work consisting of complete demolition of the existing asphalt pavement and culvert should be performed.

Backfilling around and above the box culvert should be performed by placing the excavated soils in 12-inch thick lifts compacted to at least 95% of the material's Maximum Dry Density (ASTM D-1557).

For replacement of the roadway pavement, the base material should have a minimum Limestone Bearing Ratio of 100 and should be compacted to at least 98% of the material's Maximum Dry Density in accordance with AASHTO T 180 as indicated in the FDOT Standard Specifications

#### LIMITATIONS

Information on subsurface strata and groundwater levels shown on the logs represent conditions encountered only at the locations indicated and at the time of the investigation. If different conditions are encountered during construction, they should be immediately brought to our attention for evaluation as they may affect our recommendations.

Environmental issues (such as potentially contaminated soil and groundwater) are outside the scope of this study and should be addressed in a separate study.

#### CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this project.

Sincerely,

Cal-Tech Testing, Inc.

Ivan E. Marcano, M.S., P.E.  
Sr. Geotechnical Engineer

Enclosures:  
Boring Location Plan  
Boring Log



Mike Stalvey, Jr.  
Vice-President



**CAL-TECH TESTING, INC.**  
P.O. Box 1625  
Lake City, Florida 32056-1625  
Phone: (386) 755-3633  
Fax: (386) 752-5456

**Boring Location Plan**  
King Street and Dyal Avenue-Box Culvert  
Lake City, Florida.

● B1 Approximate Boring Location and Number



Cal-Tech Testing, Inc.  
 3309 SR 247  
 Lake City, FL 32024  
 Telephone: 386-755-3633  
 Fax: 386-755-3633

# BORING NUMBER B1

PAGE 1 OF 1

CLIENT Columbia County Board of County Commissioners

PROJECT NAME King Road @ Dyal Road-Box Culvert

PROJECT NUMBER 17-00237-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 4/10/17 COMPLETED 4/10/17

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia.x19.4 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD SPT

AT TIME OF DRILLING --- Not encountered

LOGGED BY E.J. CHECKED BY I.M.

AT END OF DRILLING ---

NOTES N30 6 13.5 W82 41 48.3 (Elev. referred to ground surface)

AFTER DRILLING ---

GEO/TECH BH COLUMNS - DATA ENTRY - COPY.GDT - 4/19/17 08:17 - C:\PROGRAM FILES\X86\GINT\PROJECTS\KING ROAD @ DYAL ROAD-BOX CULVERT.GPJ

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA			REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (in) (RQD) %	
	TOPSOIL						
	Light brownish gray SAND with silt (A3) pH=6.13 Chloride=60 ppm Sulfate=63 ppm Electric Resistivity=6,200 ohm-cm		2	1	SS	71	10-7-9-9 (16)
	Very pale brown SAND with silt (A-2-4) w%=10.3 -200=11.3%		4	2	SS	79	13-20-24-44 (44)
-5	Light gray SAND with silt (A-2-4)		6	3	SS	83	11-9-5-4 (14)
	Light yellowish brown CLAYEY SAND (A-2-4) w%=16.6 -200=28.8%		8	4	SS	83	6-6-7-5 (13)
-10			10	5	SS	83	3-3-3-3 (6)
	Yellowish brown LIMESTONE		14	6	SS	89	4-2-11 (13)
-15	Yellowish brown LIMESTONE		16				
			18				
	Bottom of borehole at 19.4 feet.			7	SS	100	18-50/5"

REFERENCES

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SURVEY DATA

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LEFT

RIGHT

WEST

SHOULDER E/P					E 100' E/P					SHOULDER			
8.48	8.30	7.58	5.94	5.35	4.89	4.94	5.44	6.63	7.43	7.89	8.92		
30'	25'	20'	15'	10'	0'	1.0'	15'	20'	25'	30'	40'		
60.07	60.25	60.91	62.61	63.20	63.66	63.64	63.11	61.92	61.12	60.71	59.63		

H268.55

E/P					E 50'		E/P				
8.65	7.98	6.62	5.85	5.55	5.09	5.25	5.75	6.65	7.83	8.55	9.35
30'	25'	20'	15'	10'	0'	1.0'	15'	20'	25'	30'	40'
59.9	60.51	61.93	62.7	63.0	63.55	63.3	62.8	61.9	60.72	60.0	59.2

FL	TOP PIPE	E/P					E CURVED E/P		FL PIPE				
9.25	8.71	1.64	6.83	6.12	5.46	5.35	5.0	5.18	5.45	6.12	8.37	8.93	9.20
40'	33'	30'	25'	20'	15'	10'	0'	1.0'	15'	20'	25'	30'	40'
59.3	59.84	60.91	61.12	62.43	63.09	63.2	63.55	63.37	63.1	62.43	60.18	59.62	59.35

EAST

E/P					E 50'		E/P				
8.09	7.62	6.36	5.51	5.11	4.69	4.81	5.24	6.27	7.28	7.89	
30'	25'	20'	15'	10'	0'	1.0'	15'	20'	25'	30'	
60.46	60.93	62.19	63.04	63.44	63.80	63.74	63.31	62.28	61.27	60.46	

EAST

E/P				E 100'		E/P			
7.10	6.45	4.93	4.66	4.08	4.20	4.44	5.49	6.0	6.16
30'	20'	15'	10'	0'	1.0'	15'	20'	25'	30'
61.45	62.1	63.62	63.89	64.47	64.35	64.11	63.06	62.55	62.39





**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: 5/26/2017 Meeting Date: 7/20/2017

Name: Joel Foreman Department: County Attorney

Division Manager's Signature: 

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

Request for Eminent Domain Resolution - Herlong Road Project

**2. Recommended Motion/Action:**

---

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.

COLUMBIA COUNTY, FLORIDA  
RESOLUTION NO. 2017 R-15

**COLUMBIA COUNTY, FLORIDA, EMINENT  
DOMAIN RESOLUTION FOR THE ACQUISITION  
OF LANDS FOR RIGHT OF WAY AND OTHER  
NECESSARY AND LAWFUL PURPOSES.**

**SW HERLONG STREET  
AND SW HOWELL STREET**

**WHEREAS**, pursuant to Chapter 127, Florida Statutes, each County of the State, including Columbia County, is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except State or Federal, for any County purpose; and

**WHEREAS**, the Board of County Commissioners may, by Resolution, authorize the acquisition by eminent domain of property, real or personal, for any County use or purpose designated in such Resolution, including the fee title to lands; and

**WHEREAS**, pursuant to proper authorization, Columbia County has had certain lands described as Parcels 68, 68A and 71 in the attached Composite Exhibit "A" located and surveyed, and has prepared a description of that portion of the property to be made part of a public right of way and located in Columbia County, Florida, and more particularly described as follows:

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

hereinafter referred to as "the property."

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, that it hereby approves the location and survey of the property described above and as shown on the map; and

**BE IT FURTHER RESOLVED** that it is the judgment of the Board of County Commissioners of Columbia County, Florida, that the acquisition of fee title to the subject lands for the expansion or improvement upon a public right of way

upon the property is necessary, practical and to the best interest of the County, and that acquisition of the land is necessary for the purpose of securing sufficient roadway to meet the County's design specifications; and the County is authorized to acquire the same by gift, purchase, or condemnation. However, no court actions to acquire the property via eminent domain will be instituted until the expiration of any notice period to land owners required pursuant to applicable Florida Statutes.

**PASSED AND ADOPTED** at a regular meeting of the Board of County Commissioners of Columbia County, Florida, on this \_\_\_ day of May, 2017.

BOARD OF COUNTY COMMISSIONERS  
COLUMBIA COUNTY, FLORIDA

\_\_\_\_\_  
Ronald Williams, Chairman

ATTEST: \_\_\_\_\_  
P. DeWitt Cason, Clerk of Court

# EXHIBIT "A"

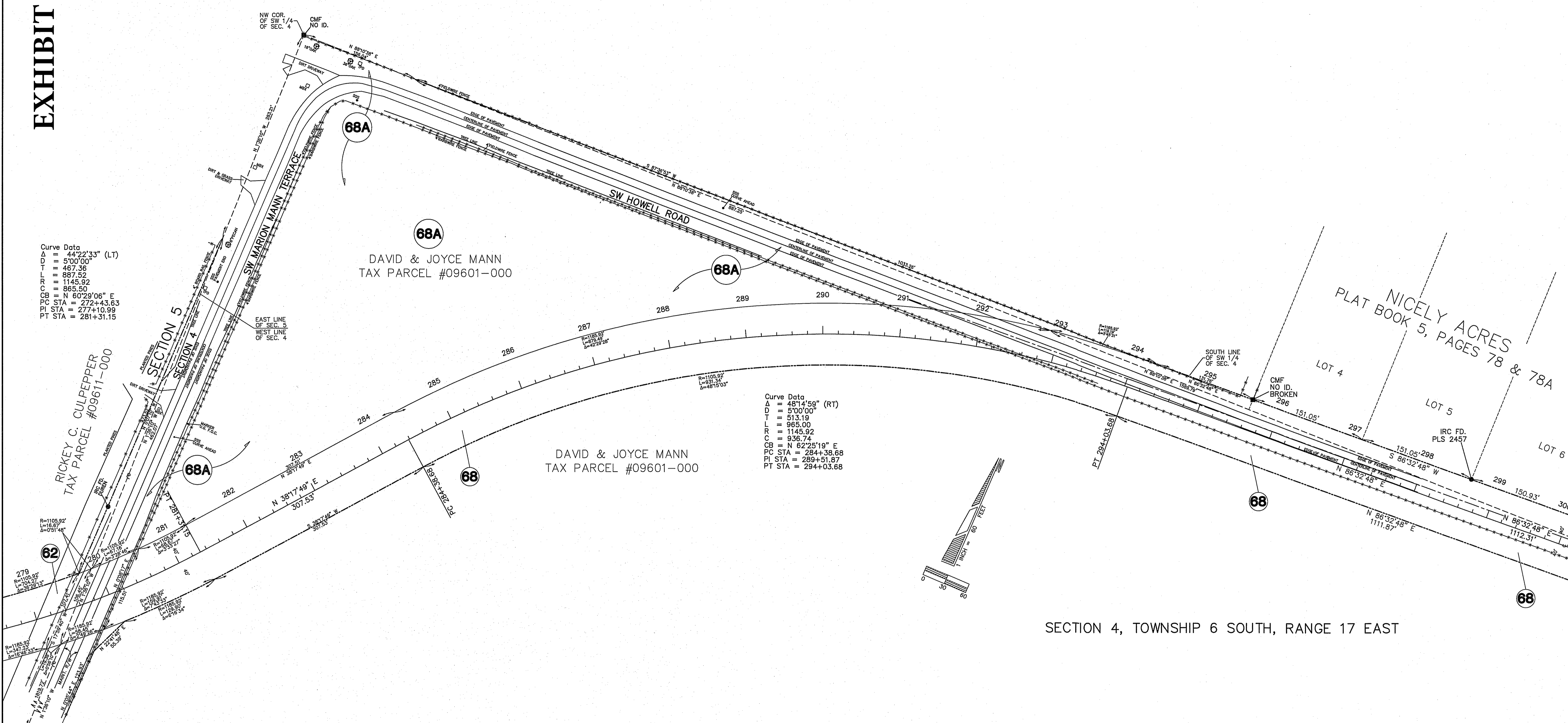


TABLE OF OWNERSHIPS						
PARC. NO.	OWNER NAME	GROSS AREA	PROPOSED R/W	PROPOSED R/W WITH MAINT. R/W	REMAINDER AREA	COMMENTS
62	RICKEY C. CULPEPPER	21.55 AC.	1.87 AC.	---	19.68 AC.	
68	DAVID & JOYCE MANN	141.89 AC.	4.61 AC.	1.47 AC.	130.50 AC.	The remaining acreage in the total after the proposed R/W was 130.5000 plus 0.0000 acres.
68A	DAVID & JOYCE MANN	141.89 AC.	6.38 AC.	2.00 AC.	130.50 AC.	

BM	STATION	OFFSET	ELEVATION	DESCRIPTION (REFERENCE NAME)
BM50	275+44.90	36.87'	86.536	RR SPIKE IN PPT (BM11)
CBM1	295+72.85	-37.46'	105.600	NAIL IN PP (CBM1)

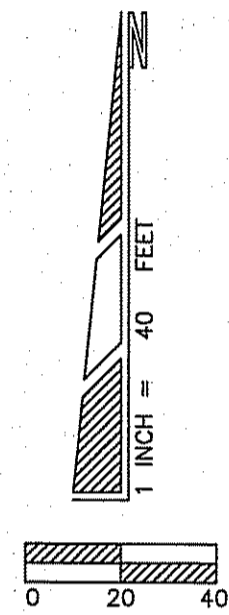
NOTE: THIS MAP REPRESENTS A SURVEY COMPRISED OF LOCATION OF EXISTING MONUMENTATION, DEED DESCRIPTION INTERPRETATION AND EXISTING SURVEYS BY THIS COMPANY AND OTHERS. A COMPLETE SURVEY OF ALL PARENT TRACTS HAS NOT BEEN PERFORMED AND NO TITLE SEARCHES WERE AVAILABLE AT THE TIME OF THE MAP'S PREPARATION.

TABLE REVISION	BY	DATE	PARCEL 68 REVISION	BY	DATE	DATE:	FIELD BK:
REVISION			PARCEL 68			01/07/2011	08-543
			PARCEL 67				
			PARCEL 64, 65, 66				
			PAR. 67 REV.				
			PARCEL 68				
			REVISION				

COLUMBIA COUNTY ROAD DEPT.  
 RIGHT-OF-WAY MAPS OF  
 SW HERLONG STREET  
 (CR-131 TO HOWELL RD.)

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

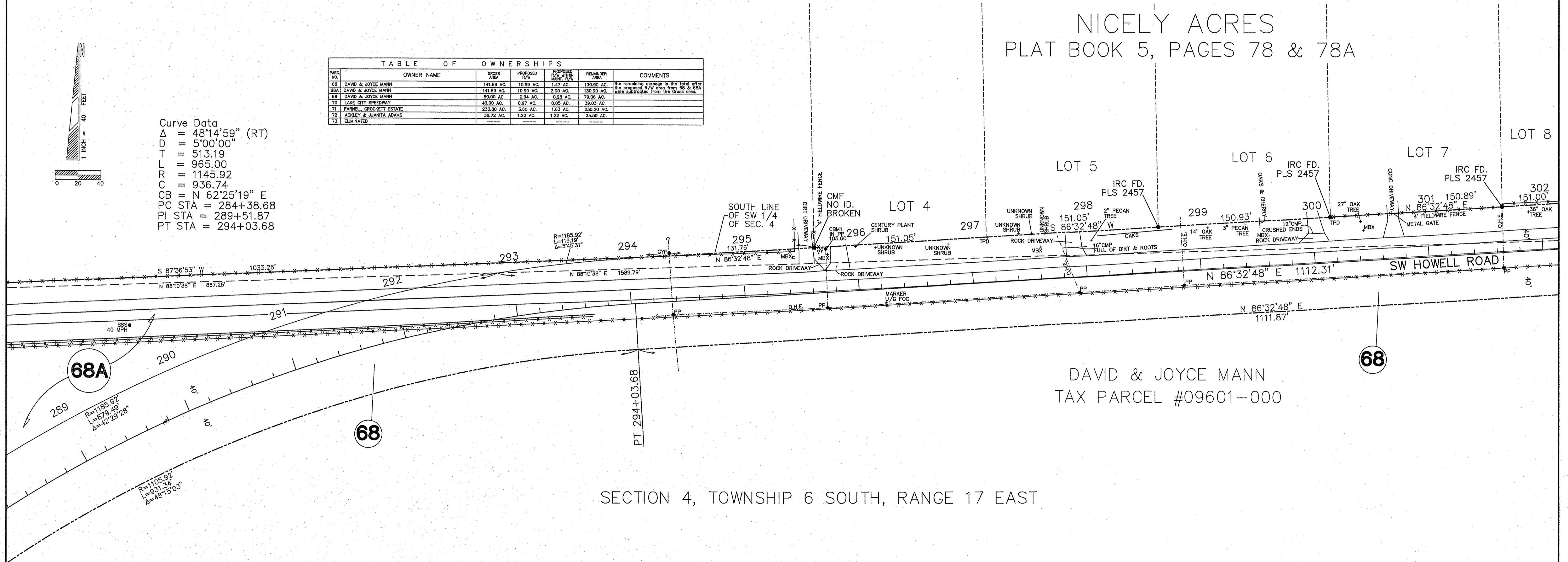
# EXHIBIT "A"



Curve Data  
 $\Delta = 48^{\circ}14'59''$  (RT)  
 $D = 5^{\circ}00'00''$   
 $T = 513.19$   
 $L = 965.00$   
 $R = 1145.92$   
 $C = 936.74$   
 $CB = N 62^{\circ}25'19'' E$   
 $PC STA = 284+38.68$   
 $PI STA = 289+51.87$   
 $PT STA = 294+03.68$

TABLE OF OWNERSHIPS						
PARC. NO.	OWNER NAME	GROSS AREA	PROPOSED R/W	PROPOSED R/W WITH METR. STR.	REMAINDER	COMMENTS
68	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	1.47 AC.	130.90 AC.	The remaining acreage is the total after the proposed R/W area from 68 & 68A were subtracted from the Gross area.
68A	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	2.00 AC.	130.90 AC.	
69	DAVID & JOYCE MANN	89.00 AC.	0.84 AC.	0.28 AC.	78.92 AC.	
70	LAKE CITY SPEEDWAY	40.00 AC.	0.87 AC.	0.05 AC.	39.03 AC.	
71	FARNELL CROCKETT ESTATE	233.80 AC.	3.60 AC.	1.63 AC.	230.20 AC.	
72	ACKLEY & JUANITA ADAMS	38.72 AC.	1.22 AC.	1.22 AC.	35.50 AC.	
73	ELIMINATED					

NICELY ACRES  
 PLAT BOOK 5, PAGES 78 & 78A



SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 EAST

BM	STATION	OFFSET	ELEVATION	DESCRIPTION (REFERENCE NAME)
CBM1	295+72.85	-37.46'	105.600	NAIL IN PP (CBM1)
CBM2	305+01.63	15.52'	103.439	RR SPIKE IN PP (CBM2)

NOTE: THIS MAP REPRESENTS A SURVEY COMPRISED OF LOCATION OF EXISTING MONUMENTATION, DEED DESCRIPTION INTERPRETATION AND EXISTING SURVEYS BY THIS COMPANY AND OTHERS. A COMPLETE SURVEY OF ALL PARENT TRACTS HAS NOT BEEN PERFORMED AND NO TITLE SEARCHES WERE AVAILABLE AT THE TIME OF THE MAP'S PREPARATION.

TABLE	AVG	DATE	DATE	FIELD BK:
REVISION	AVG	11/04/2015	06/26/2014	08-543
68A ADDED	AVG	09/14/2015		
68 REVISED	AVG	08/19/2015		
MISC. REVISIONS	AVG	08/19/2015		
MISC. REVISIONS	AVG	07/15/2015		
SHEET REVISED	AVG	09/04/2014		
REVISION	BY	DATE	SCALE: 1"=40'	SHEET 4 OF 7

COLUMBIA COUNTY ROAD DEPT.  
 RIGHT-OF-WAY MAPS OF  
 SW HERLONG STREET  
 (HOWELL RD.)

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

**EXHIBIT "A"**

NICELY ACRES  
PLAT BOOK 5, PAGES 78 & 78A

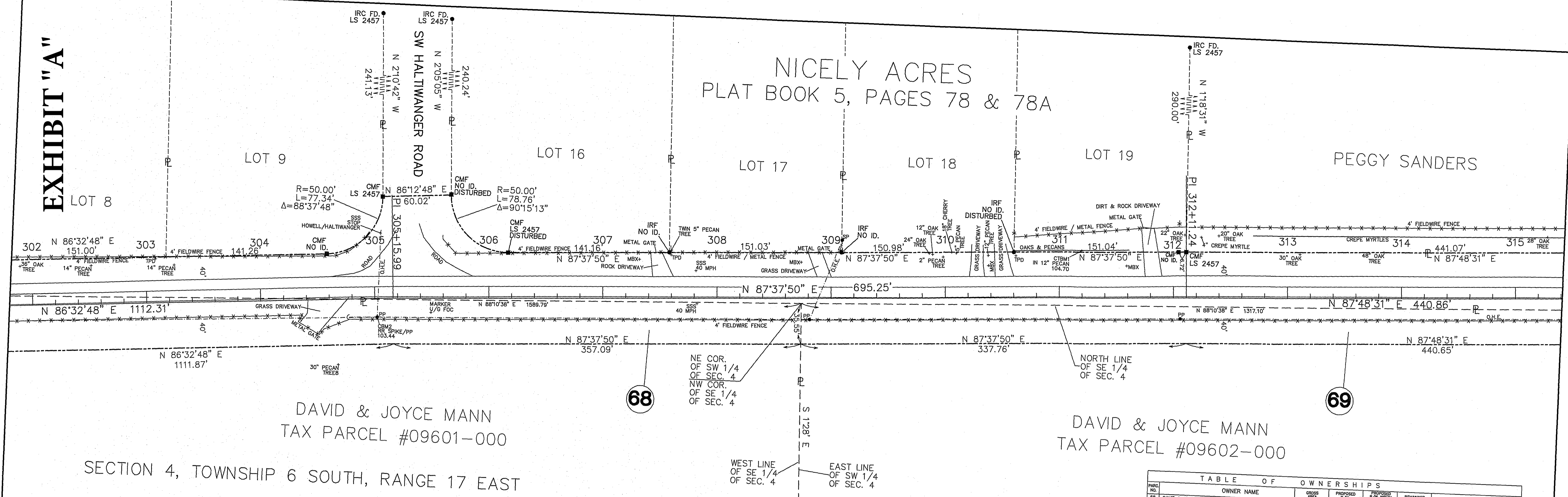
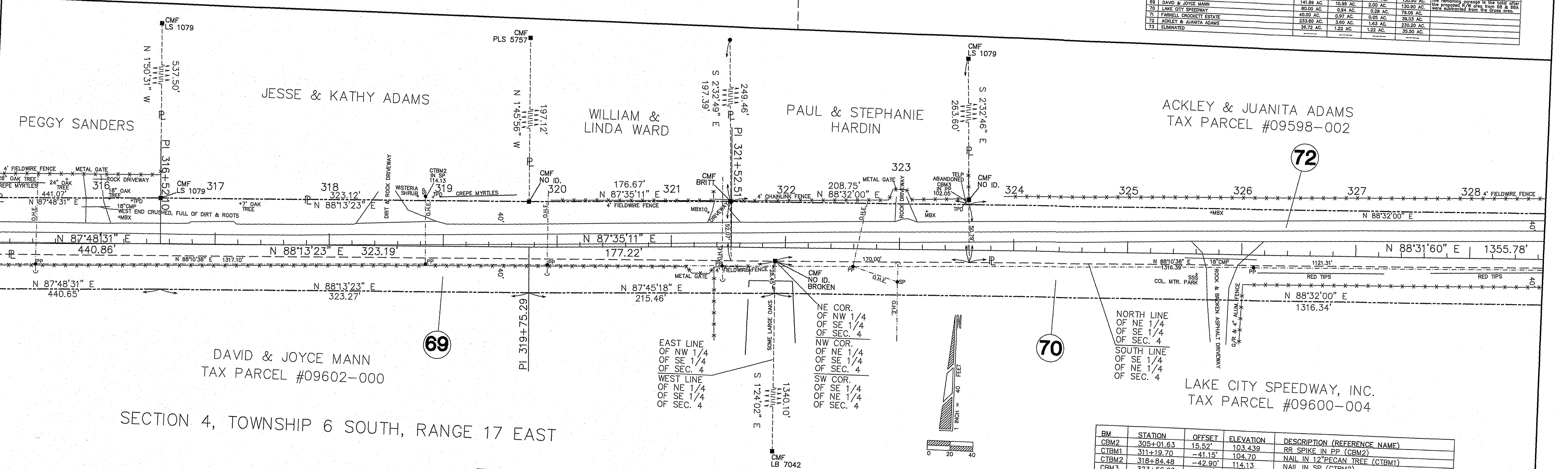


TABLE OF OWNERSHIPS

PARCEL NO.	OWNER NAME	GROSS AREA	PROPOSED R/W	PROPOSED R/W WITH MISC. ST. W.	REMAINDER AREA	COMMENTS
68	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	1.47 AC.	130.90 AC.	The remaining acreage is the total after the proposed R/W area from 68 & 69A were subtracted from the Gross Area.
69A	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	2.00 AC.	130.90 AC.	
70	LAKE CITY SPEEDWAY	80.00 AC.	0.94 AC.	0.28 AC.	79.06 AC.	
71	FARNELL CROCKETT ESTATE	40.00 AC.	0.97 AC.	0.05 AC.	39.03 AC.	
72	ACKLEY & JUANITA ADAMS	233.80 AC.	3.60 AC.	1.63 AC.	230.20 AC.	
73	ELIMINATED	36.72 AC.	1.22 AC.	1.22 AC.	35.50 AC.	



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TABLE REVISIONS	DATE	BY	DESCRIPTION
AVG	11/04/2015		
AVG	07/15/2015		
AVG	09/04/2014		

DATE: 06/26/2014	FIELD BK: 08-543
DRAWN BY: A V G	FILE: R/W MAPS
CHECKED: T A D	W.O. NO: 08-5587
SCALE: 1"=40'	SHEET 5 OF 7

BM	STATION	OFFSET	ELEVATION	DESCRIPTION (REFERENCE NAME)
CBM2	305+01.63	15.52'	103.439	RR SPIKE IN PP (CBM2)
CTBM1	311+19.70	-41.15'	104.70	NAIL IN SP (CTBM1)
CTBM2	318+84.48	-42.90'	114.13	NAIL IN SP (CTBM2)
CBM3	323+56.96	-43.75'	102.053	NAIL IN PP (CBM3)
CTBM3	329+52.63	-51.07'	89.46	NAIL IN GYP (CTBM3)

COLUMBIA COUNTY ROAD DEPT.  
RIGHT-OF-WAY MAPS OF  
SW HERLONG STREET  
(HOWELL RD.)

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

**EXHIBIT "A"**

ACKLEY & JUANITA ADAMS  
TAX PARCEL #09598-002

JESSE ADAMS

JESSE ADAMS

PAUL & STEPHANIE HARDIN

72

70

71

LAKE CITY SPEEDWAY, INC.  
TAX PARCEL #09600-004

FARNELL CROCKETT ESTATE  
TAX PARCEL #09592-000

SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 EAST

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

JEFFREY HOWELL  
TAX PARCEL #09579-015

JEFFREY & MELDA HOWELL

THOMAS & MARTHA SOUTHWELL

74

75

71

71

FARNELL CROCKETT ESTATE  
TAX PARCEL #09592-000

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

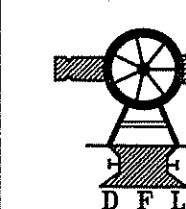
TABLE OF OWNERSHIPS					
PARCEL NO.	OWNER NAME	ORIG. AREA	PROPOSED R/W	REMAINDER AREA	COMMENTS
68	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	1.47 AC.	130.90 AC.
68A	DAVID & JOYCE MANN	141.89 AC.	10.99 AC.	2.00 AC.	130.90 AC.
69	DAVID & JOYCE MANN	80.00 AC.	0.94 AC.	0.28 AC.	79.06 AC.
70	LAKE CITY SPEEDWAY	40.00 AC.	0.97 AC.	0.05 AC.	39.03 AC.
71	FARNELL CROCKETT ESTATE	233.89 AC.	3.60 AC.	1.63 AC.	230.26 AC.
72	ACKLEY & JUANITA ADAMS	38.72 AC.	1.22 AC.	1.22 AC.	35.50 AC.
73	ELUMINATED				
74	JESSE & KATHY ADAMS	3.06 AC.	450 SQ.FT.		3.06 AC.
75	JEFFREY HOWELL	31.72 AC.	450 SQ.FT.		31.71 AC.

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DATE:	06/26/2014	FIELD BK:	08-543
TABLE REVISED:	AVG 11/04/2015	DRAWN BY:	A V G
REVISIONS:	AVG 07/15/2015	CHECKED BY:	T A D
PARCELS ADDED:	AVG 09/04/2014	SCALE:	1"=40'
REVISION BY:	DATE	SHEET:	6 OF 7

BM	STATION	OFFSET	ELEVATION	DESCRIPTION (REFERENCE NAME)
CTBM3	329+52.63	-51.07'	89.46	NAIL IN GYP (CTBM3)
CTBM4	336+20.24	-39.46'	84.44	NAIL IN 44" OAK (CTBM4)
CTBM5	342+39.64	-36.00'	94.80	NAIL IN 27" OAK (CTBM5)
CBM4	345+85.02	-62.00'	96.420	NAIL IN PP (CBM4)
CTBM6	352+38.98	-36.91'	115.45	NAIL IN 9" OAK (CTBM6)

COLUMBIA COUNTY ROAD DEPT.  
RIGHT-OF-WAY MAPS OF  
SW HERLONG STREET  
(HOWELL RD.)



**Donald F. Lee and Associates, Inc.**  
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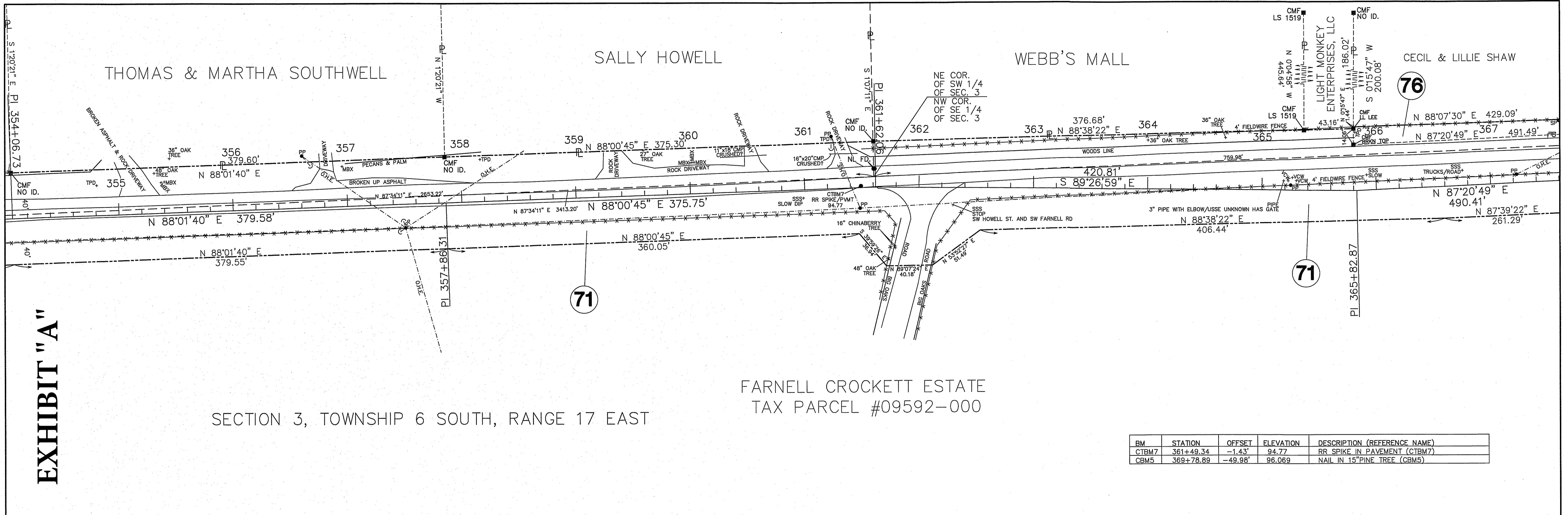
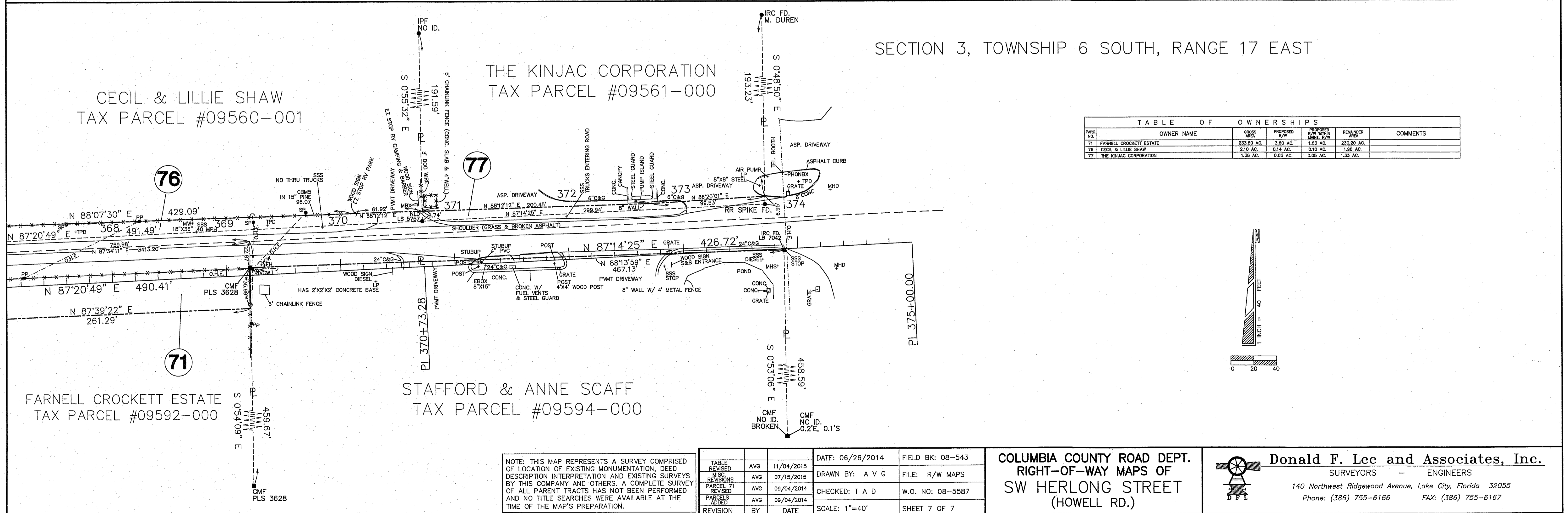


EXHIBIT "A"

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

FARNELL CROCKETT ESTATE  
TAX PARCEL #09592-000

BM	STATION	OFFSET	ELEVATION	DESCRIPTION (REFERENCE NAME)
CTBM7	361+49.34	-1.43'	94.77	RR SPIKE IN PAVEMENT (CTBM7)
CBM5	369+78.89	-49.98'	96.069	NAIL IN 15" PINE TREE (CBM5)



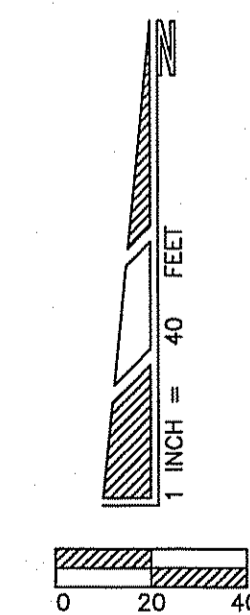
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

CECIL & LILLIE SHAW  
TAX PARCEL #09560-001

THE KINJAC CORPORATION  
TAX PARCEL #09561-000

STAFFORD & ANNE SCAFF  
TAX PARCEL #09594-000

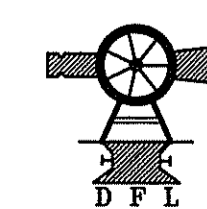
TABLE OF OWNERSHIPS						
PARCEL NO.	OWNER NAME	GROSS AREA	PROPOSED R/W	PROPOSED R/W WITH 10' SETBACK	REMAINDER AREA	COMMENTS
71	FARNELL CROCKETT ESTATE	233.80 AC.	3.60 AC.	1.63 AC.	230.20 AC.	
76	CECIL & LILLIE SHAW	2.10 AC.	0.14 AC.	0.10 AC.	1.96 AC.	
77	THE KINJAC CORPORATION	1.38 AC.	0.03 AC.	0.03 AC.	1.33 AC.	



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TABLE REVISIONS	AVG	11/04/2015	DATE: 06/26/2014	FIELD BK: 08-543
MISC. REVISIONS	AVG	07/15/2015	DRAWN BY: A V G	FILE: R/W MAPS
PARCEL 71 REVISIONS	AVG	09/04/2014	CHECKED: T A D	W.O. NO: 08-5587
PARCELS ADDED	AVG	09/04/2014	SCALE: 1"=40'	SHEET 7 OF 7
REVISION	BY	DATE		

COLUMBIA COUNTY ROAD DEPT.  
RIGHT-OF-WAY MAPS OF  
SW HERLONG STREET  
(HOWELL RD.)



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Phone: (386) 755-6166 FAX: (386) 755-6167





**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: 5/25/2017 Meeting Date: 6/1/2017

Name: Ben Scott Department: BCC Administration

Division Manager's Signature: *Ben Scott*

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

Property Acquisition Guidelines

**2. Recommended Motion/Action:**

\_\_\_\_\_

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.

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



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

MEMORANDUM

TO: Board of County Commissioners  
FR: Ben Scott, County Manager  
DATE: May 13, 2017  
SUBJECT: Property Acquisition Guidelines

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

---

Please find attached the proposed revised property acquisition guidelines. The major changes include the following:

1. A market analysis approach for valuation of properties to be acquired
2. 115% of market value will be the authorized amount to offer affected property owners
3. Individual appraisals will be ordered for all property valued at \$20,000 or more
4. County Attorney to commence eminent domain proceedings if acquisition agent cannot reach an agreement after day 270

Please let me know if you have any questions or suggestions. I would like to present for approval at the June 1<sup>st</sup> meeting.

XC: Outgoing Correspondence

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

## PROPERTY ACQUISITION GUIDELINES

- I. In order to ensure that right-of-way purchases in Columbia County are fair and equitable for all citizens and that the right-of-way acquisition process is completed in the most cost effective and timely manner possible, the following property acquisition guidelines are recommended:
  1. Other than projects approved through an established capital improvements plan, before any Property Acquisition Project may be presented to the Board, the County Manager, Assistant County Manager, County Engineer, County Attorney, and the County Commissioner(s) of the district(s) in which the property is proposed to be acquired will meet to discuss the project. The committee shall consider all relevant factors affecting the project on a case-by-case basis, including but not limited to:
    - a. Estimated costs of the project and economic feasibility
    - b. Community support for improvement the approved capital improvement
    - c. Known or anticipated barriers to acquisition of necessary land through donation or voluntary sale of lands to the County
    - d. Projected legal expenditures to resolve acquisition through takings or settlement of such suits.
    - e. Any other factor uniquely impacting positively or negatively on the timely and efficient completion of acquisition for the project within one year.

If the project is approved for commencement, then the committee shall reconvene from time-to-time as set forth below to facilitate timely completion of the project.

2. The above information will be submitted to the Board of County Commissioners for review and approval by majority vote for commencement of the capital improvement project. The date of resolution approving the project shall be the effective commencement date.

### **II. Day 1 through Day 180**

1. The County Engineer shall prepare a conceptual layout for the identification of the proposed right-of-way limits, and the establishment of a centerline, if any.
2. Upon completion of the conceptual layout, the Operations Manager, County Manager, Assistant County Manager, County Engineer, the County Commissioner in which the property is being acquired will meet. The purpose of this meeting is to make any final changes to the limits of the right-of-way to be acquired.

3. As soon as practicable following the meeting required under section 3 hereof, the County Engineer will cause notice of the proposed work to be mailed to each affected property owner shown on the conceptual layout.
4. The County Engineer will authorize the County Surveyor to complete the right-of-way survey complete with property boundaries and legal descriptions. The legal descriptions shall include the acreage amount, the gross right-of-way (currently maintained and owned by the County plus additional right-of-way to be acquired) and acreage for additional right-of-way acquired.
5. The County Engineer shall contact entities providing utility services in existing properties or additional properties and coordinate with affected utilities to determine what, if any, utility easements need to be acquired by the County at the time of property acquisition.
6. Upon completion of the final survey, including property boundaries and legal descriptions, the Operations Manager, County Engineer and County Attorney shall decide which parcels will require a title search. The County Attorney will order all needed and necessary title searches.

**NOTE:** Upon receipt of the completed title searches, the County Attorney shall determine whether full or partial releases of any mortgage or other lien encumbering the property shall be required. The County Attorney and the County's designated closing agent shall adhere to the procedure set forth in Exhibit "C" attached hereto.

### **III. Day 181 through Day 240**

1. The County Manager, Assistant County Manager, County Engineer and shall meet with the County Acquisition Agent and review parcels to be acquired.
2. The County Acquisition Agent shall perform, or cause to be performed, a market analysis for the various properties to be acquired. The County Acquisition Agent will utilize the following formula to tender offers to the parcels owners, utilizing the Real Property Acquisition Calculation Sheet attached as Exhibit "A":
  - a. Property will be valued at 115% of the market analysis.
  - b. Fencing and landscaping shall be valued in accordance with the guidelines attached hereto as Exhibit "B".
  - c. If, in the opinion of County Engineer, any appurtenances are likely to be affected by the acquisition, then the County Manager, Assistant County Manager, County Engineer, and County

Acquisition Agent shall meet and determine the value of any loss to the property owner.

- d. For road improvement projects, for Each parcel of land adjoining the Project, regardless of whether any portion thereof is taken by the County in connection with the Project, shall have one driveway constructed as part of the Project at no cost to the parcel owner. The driveway shall be constructed to the County's standards in accordance with the parcel's then-current use. If there is no evidence of any driveway present when the survey of the Project is completed, then the County Engineer or his designee shall contact the parcel owner and advise the owner that a driveway may be installed in connection with the project. Upon being contacted by the County, the owner shall either identify a suitable location for the driveway or execute a waiver indicating that the owner declines installation of a driveway under this part. In the event contact with the owner cannot be made after mailing a notice to the property owner at the then-current address showing on the Columbia County Property Appraiser's website, , then the County shall presume the owner waives any entitlement to a driveway under this part and the Project shall proceed accordingly. If there is evidence of any additional driveways present when the survey of the Project is completed, then the County's surveyor shall locate such additional driveways on the survey of the Project and said additional driveways shall also be constructed as part of the roadway project. This section shall not obligate the County to replace or construct driveways that, if so completed, would pose a threat to public safety under regulations promulgated by the Department of Transportation.
3. If the value of a parcel or portion of a parcel to be acquired exceeds \$20,000, one appraisal by a fee appraiser shall be ordered.
  4. If the value of a parcel or portion of a parcel to be acquired exceeds \$500,000, two appraisals by a fee appraiser shall be ordered
  5. At the next scheduled meeting of the Board of County Commissioners following Day 240 the County Acquisition Agent and County Engineer shall brief the Board on their progress during the first 240 days of the project. Members of the committee may provide supplemental briefing as appropriate. Following that briefing, the Board shall determine whether and how the project shall proceed.

**IV. Day 241 through Day 270**

1. County Engineer shall order appraisals for parcels where section III settlement negotiations have not resulted in an Agreement of Intent on or before the 240th day.
2. Upon completion of the appraisals ordered, the County Manager, County Engineer, and the individual(s) who completed the appraisal shall meet with the County Acquisition Agent and review each appraisal. The County Acquisition Agent shall contact the property owner to review the appraisal and may offer a settlement agreement based on the original calculation formula or appraisal, whichever is higher.
3. The County Acquisition Agent shall report to the County Engineer and County Manager on the status of acquisitions. Agreements between the County Acquisition Agent and the property owners shall be memorialized with an “Agreement to of Intenet” prepared by the County Attorney.
4. Upon review and execution by the property owner of the “Agreement of Intent ”, the agreement shall be forwarded to the Board Chair for signature, then to the designated closing agent for closing of the purchase.
5. Parcels the County Acquisition Agent is unable to reach agreement on shall be remanded to the County Attorney for further action.

**V. Day 271 through Day 365**

1. If the County Attorney is unable to secure settlement by Day 270, then the County Attorney shall commence eminent domain proceedings by requesting the Board approve a resolution authorizing the County Attorney to proceed against all unresolved parcels.
2. Although litigation of the valuation of the properties may continue beyond Day 365, the County Attorney shall make every effort to secure a hearing to obtain an order of taking before Day 365 as to each parcel such that the County may proceed with bidding the project.
3. All final judgments which constitute a valid lien against the property will be released or included in the eminent domain proceedings.

**APPROVED** by the Board of County Commissioners of Columbia County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

\_\_\_\_\_  
By: Ronald Williams, Chairman

## RIGHT-OF-WAY PROPERTY ACQUISITION GUIDELINES

- I. In order to ensure that right-of-way purchases in Columbia County are fair and equitable for all citizens and that the right-of-way acquisition process is completed in the most cost effective and timely manner possible, the following right-of-way property acquisition guidelines are recommended:
1. Other than projects approved through an established capital improvements plan, before any Property Acquisition Project may be presented to the Board, the County Manager, Assistant County Manager, County Engineer, County Attorney, and the County Commissioner(s) of the district(s) in which the property is proposed to be acquired will meet to discuss the project. When projects have been approved by the Board, through the Columbia County Public Works Projects Prioritization Policy, the Operations Manager, County Engineer, County Attorney, County Acquisition Agent, and the County Commissioner(s) of the district(s) in which the right-of-way will be acquired will meet to discuss the project. The committee shall consider all relevant factors affecting the project on a case-by-case basis, including but not limited to:
    - a. Estimated costs of the project and economic feasibility
    - b. Community support for improvement the approved capital improvement of the road
    - c. Known or anticipated barriers to acquisition of necessary land through donation or voluntary sale of lands to the County
    - d. Projected legal expenditures to resolve acquisition through takings or settlement of such suits.
    - e. Any other factor uniquely impacting positively or negatively on the timely and efficient completion of acquisition for the project within one year.

If the project is approved for commencement ~~as set forth below~~, then the committee shall reconvene from time-to-time as set forth below to facilitate timely completion of the project.

2. The above information will be submitted to the Board of County Commissioners for review and approval by majority vote for commencement of the ~~road~~ improvement capital improvement project. The date of resolution approving the project shall be the effective commencement date.

## II. Day 1 through Day 180

1. The County Engineer shall prepare a conceptual layout will provide instruction to the County Surveyor and authorize the establishment of a center line and for the identification of the proposed right-of-way limits, and the establishment of a centerline, if any.
2. Upon completion of the conceptual layout, the Operations Manager, County

Manager, Assistant County Manager, County Engineer, the County Commissioner in which the property is being acquired will meet. The purpose of this meeting is to make any final changes to the limits of the right-of-way to be acquired.

~~1.—~~

~~2.— The County Engineer will cause notice of the proposed work to be mailed to each affected property owner.~~

~~3.— Upon completion of the centerline and right of way survey, the Operations Manager, County Engineer, the County Commissioner in which the right of way is being acquired and the County Attorney will meet. The purpose of this meeting is to make any final changes to the limits of the right of way to be acquired.~~

3. As soon as practicable following the meeting required under section 3 hereof, the County Engineer will cause notice of the proposed work to be mailed to each affected property owner shown on the conceptual layout.

~~NOTE: At this point the following option can be implemented: County Attorney to contact all effected property owners and determine if they are willing to donate proposed right-of-way. If 100% of effected property owners do not agree to donate the required right-of-way, the project is put on hold until further notice.~~

4. The County Engineer will authorize the County Surveyor to complete the right-of-way survey complete with property boundaries and legal descriptions. The legal descriptions shall include the acreage amount, the gross right-of-way (currently maintained and owned by the County plus additional right-of-way to be acquired) and acreage for additional right-of-way acquired.

5. The County Engineer shall contact entities providing utility services in existing right-of-way properties or additional right-of-way properties and coordinate with affected utilities to determine what, if any, utility easements need to be acquired by the County at the time of property acquisition.

6. Upon completion of the final survey, including property boundaries and legal descriptions, the Operations Manager, County Engineer and County Attorney shall decide which parcels will require a title search. The County Attorney will order all needed and necessary title searches.

~~7.— Upon completion of all title searches, the Operations Manager, County Engineer and County Attorney shall group all parcels to be acquired into one of four categories:~~



- ~~a. — no appraisal needed;  
— to be acquired utilizing values determined by the County Property Appraiser;~~
- ~~b. — to be acquired utilizing a value determined by a limited (restricted) summary appraisal report; and~~
- ~~b. — to be acquired utilizing a value determined by a full appraisal report, including land and improvements taken, damage to remainder (severance) other compensable damages or costs to cure.~~

**NOTE:** Upon receipt of the completed title searches, the County Attorney shall determine whether full or partial releases of any mortgage or other lien encumbering the property shall be required. The County Attorney and the County’s designated closing agent shall adhere to the procedure set forth in Exhibit “C” attached hereto.  
~~At this time the decision will be made regarding the necessity of obtaining partial releases of mortgage or other liens encumbering the property.~~

### III. Day 181 through Day 240

1. ~~The County Manager, Assistant County Manager, County Engineer and County Attorney shall meet with the County Acquisition Agent and review parcels to be acquired, contained within Categories 7 (a) and (b). Specific guidelines and authorization to make an offer shall be given to the County Acquisition Agent as follows:~~
  - ~~a. — The County Acquisition shall make every effort to secure voluntary sale to the County of those lands necessary to the proper completion of the project.~~
  - ~~a. — The County Acquisition Agent shall make no fewer than three (3) contacts with each affected land owner during this period.~~
  - ~~a. — Category 7 (a) and (b) purchases shall be negotiated using values determined by paragraph 7, together with its cost of fence replacement and other improvements, tree allowance, and appraisal cost avoidance.~~
  - ~~a. — The County Acquisition Agent shall secure purchase and sale contracts for any agreement to voluntarily sell lands to the County; such fully executed contracts shall be transmitted to the County’s closing agent as selected for the project to be closed according to the terms of the contract and the County’s policies.~~
    - ~~1. — County Engineer and County Attorney shall order appraisals for parcels contained within Categories 7 (c) and (d) where section III (1) settlement negotiations fail.~~
  
2. The County Acquisition Agent shall perform, or cause to be performed, a market analysis for the various properties to be acquired. The County Acquisition Agent will utilize the following formula to tender offers to the parcels owners, utilizing the Real Property Acquisition Calculation Sheet attached as Exhibit “A”:

- a. Property will be valued at 115% of the market analysis.
  - b. Fencing and landscaping shall be valued in accordance with the guidelines attached hereto as Exhibit “B”.
  - c. If, in the opinion of County Engineer, any appurtenances are likely to be affected by the acquisition, then the County Manager, Assistant County Manager, County Engineer, and County Acquisition Agent shall meet and determine the value of any loss to the property owner.
  - d. For road improvement projects, for Each parcel of land adjoining the Project, regardless of whether any portion thereof is taken by the County in connection with the Project, shall have one driveway constructed as part of the Project at no cost to the parcel owner. The driveway shall be constructed to the County's standards in accordance with the parcel's then-current use. If there is no evidence of any driveway present when the survey of the Project is completed, then the County Engineer or his designee shall contact the parcel owner and advise the owner that a driveway may be installed in connection with the project. Upon being contacted by the County, the owner shall either identify a suitable location for the driveway or execute a waiver indicating that the owner declines installation of a driveway under this part. In the event contact with the owner cannot be made after mailing a notice to the property owner at the then-current address showing on the Columbia County Property Appraiser’s website, , then the County shall presume the owner waives any entitlement to a driveway under this part and the Project shall proceed accordingly. If there is evidence of any additional driveways present when the survey of the Project is completed, then the County's surveyor shall locate such additional driveways on the survey of the Project and said additional driveways shall also be constructed as part of the roadway project. This section shall not obligate the County to replace or construct driveways that, if so completed, would pose a threat to public safety under regulations promulgated by the Department of Transportation.
3. If the value of a parcel or portion of a parcel to be acquired exceeds \$20,000, one appraisal by a fee appraiser shall be ordered.
  4. If the value of a parcel or portion of a parcel to be acquired exceeds \$500,000, two appraisals by a fee appraiser shall be ordered

5. At the next scheduled meeting of the Board of County Commissioners following Day 240 the County Acquisition Agent and County Engineer shall brief the Board on their progress during the first 240 days of the project. Members of the committee may provide supplemental briefing as appropriate. Following that briefing, the Board shall determine whether and how the project shall proceed.

~~a. Proceed only with section IV below, and have the County Attorney report on additional progress before proceeding further; or Discontinue the project.~~

~~b. The project shall proceed beyond Day 240 only with the approval of a majority vote of the Board of County Commissioners.~~

#### **IV. Day 241 through Day 270**

1. County Engineer shall order appraisals for parcels where section III settlement negotiations have not resulted in an Agreement of Intent on or before the 240th day.

2. Upon completion of the appraisals ordered for Category (c) and (d) acquisitions, the County Manager, County Engineer, County Attorney and the individual(s) who completed the appraisal shall meet with the County Acquisition Agent and review each appraisal. The County Acquisition Agent shall contact the property owner to review the appraisal and may offer a settlement agreement based on the original calculation formula or appraisal, whichever is higher. Specific guidelines and authorization to make an offer shall be given to the County Acquisition Agent

3. The County Acquisition Agent shall report to the County Engineer and County Attorney Manager on the status of acquisitions assigned in each category. Agreements between the County Acquisition Agent and the property owners shall be memorialized with an "Agreement to of IntenetPurchase" prepared by the County Attorney.

4. Upon review and execution by the property owner of the "Agreement of Intente Purchase" by the County Attorney, the agreement shall be forwarded to the designated closing agent for purchase to the Board Chair for signature, then to the designated closing agent for closing of the purchase and approval of the Agreement by the Board of County Commissioners where necessary.

5. Parcels the County Acquisition Agent is unable to reach agreement on shall be remanded to the County Attorney for further action.

~~5. Procedure for release of Mortgage or other liens against the property:~~

~~a. A request for a partial release of mortgage or other lien against the property will be sent~~

~~to the mortgagee or other lien holder at least fourteen (14) days prior to closing. If no partial release of the mortgage or lien has been obtained within said 14 days, then the settlement or closing agent shall proceed in accordance with the guidelines below.~~

~~b. No release of mortgage shall be required when the time and expense of obtaining such release jeopardizes or significantly impairs the roadway project, except a release of mortgage shall be required when:~~

~~(1) The County's appraisal shows damage to the remainder of the property.~~

~~(2) The mortgage is known to be in default or a foreclosure action is pending in the courts.~~

~~\_\_\_\_\_ (3) The appraisal value of the property taken exceeds \$5,000.~~

~~(4) When in the judgment of the settlement agent or county manager the facts and circumstances of the acquisition mandate obtaining a release of the mortgage.~~

**V. Day 271 through Day 365**

1. If the County Attorney is unable to secure settlement by Day 270, then the County Attorney shall commence eminent domain proceedings by requesting the Board approve a resolution authorizing the County Attorney to proceed against all unresolved parcels.
2. Although litigation of the valuation of the properties may continue beyond Day 365, the County Attorney shall make every effort to secure a hearing to obtain an order of taking before Day 365 as to each parcel such that the County may proceed with bidding the project.
3. All final judgments which constitute a valid lien against the property will be released or included in the eminent domain proceedings.

**APPROVED** by the Board of County Commissioners of Columbia County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017~~5~~.

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

\_\_\_\_\_  
\_\_\_\_\_  
By: -Ronald Williams,

Chairman

~~Rusty DePratter, Chairman~~