

# **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 15, 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 Rusty DePratter)**

#### **Pledge to U.S. Flag**

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

#### **Approval of Agenda**

#### **Public Hearings**

##### **Brandon Stubbs, County Planner**

- (1) SD 0179 - A Request by Megan Carter or Legacy Engineering Solutions, Inc., Agent for Gary Sorensen and My Jewel Homes of Florida, LLC., Owners - Approval of a Subdivision Plat for The Reserve at Jewel Lake - 46 Lot Subdivision - The First Phase of a Planned Residential Development ("PRD") Approved by the Board of County Commissioners on May 18, 2017 via Ordinance 2017-8 - District 3 - Commissioner Bucky Nash (p.3)
- (2) Ordinance 2017-12 - Isaiah Cully on Behalf of IC Construction, LLC., Owner - Amending Z 0575 the Zoning District from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for Tax Parcel Number 28-3S-16-02365-201 - District 3 - Commissioner Bucky Nash (p.60)
- (3) First Reading - Ordinance 2017-11 - Large Scale Comprehensive Plan Amendment ("LSCPA"): A Request by Kerri J. Burns of Golder Associates, Inc., Agent - Florida Power and Light Company, Owner - Amending CPA 0224 - The Future Land Use Classification from HIGHWAY INTERCHANGE to AGRICULTURE - Tax Parcel Numbers 35-2S-15-00109-000, 35-2S-15-00111-001, and a Portion of Tax Parcel Numbers 36-2S-15-00115-000 and 26-2S-15-00098-000 (p.98)

- (4) Second and Final Reading - Ordinance 2016-24 - Amending LDR 16-03 - "Ellisville Overlay District" and Creating Map A-3 in Appendix "A", Entitled "Ellisville Overlay District - District 4 - Commissioner Everett Phillips (p.154)

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

**Approval of Consent Agenda**

**Adoption of Consent Agenda**

**Discussion and Action Items**

*Ben Scott, County Manager*

- (1) Annie Mattox Park License Agreement (p.184)

**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: 6/5/2017 Meeting Date: 6/15/2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature: 

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

SD 0179 - A request by Megan Carter or Legacy Engineering Solutions, Inc., agent for Gary Sorensen and My Jewel Homes of Florida, LLC., owners, for approval of a subdivision plat for The Reserve at Jewel Lake, a 46 lot subdivision. The proposed plat is the first phase of a Planned Residential Development ("PRD") approved by the Board of County Commissioners on May 18, 2017 via Ordinance 2017-8. District 3 - Bucky Nash

**2. Recommended Motion/Action:**

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

This item has no effect on the current budget.



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Board of County Commissioner Meeting Date:** June 15, 2017  
**Quasi-Judicial Hearing**

**SUBJECT:** Application SD 0179 - A request for a Subdivision for “The Reserve at Jewel Lake”.

**APPLICANT/AGENT:** Megan Carter of Legacy Engineering Solutions, Inc.

**PROPERTY OWNER(S):** Gary Sorensen and My Jewel Home of Florida, LLC

**LOCATION:** North of SW Pinemount Road, SW Ray Terrace, and Westwood Acres; South of Grace Life Church, Cypress Lake Subdivision, Carquest Auto Part, and Harveys Supermarket; East of Single Family Residential; West of SW Pinemount Road, SW Deputy J Davis Lane, and Single Family Residential; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 33-3s-16-02439-000, 33-3s-16-02439-264, 4-4s-16-02439-242, & 4-4s-16-02745-003

**ACREAGE:** ±17.66 acres

**EXISTING FLUM** Residential, Low Density

**EXISTING ZONING** Planned Residential Development (“PRD”)

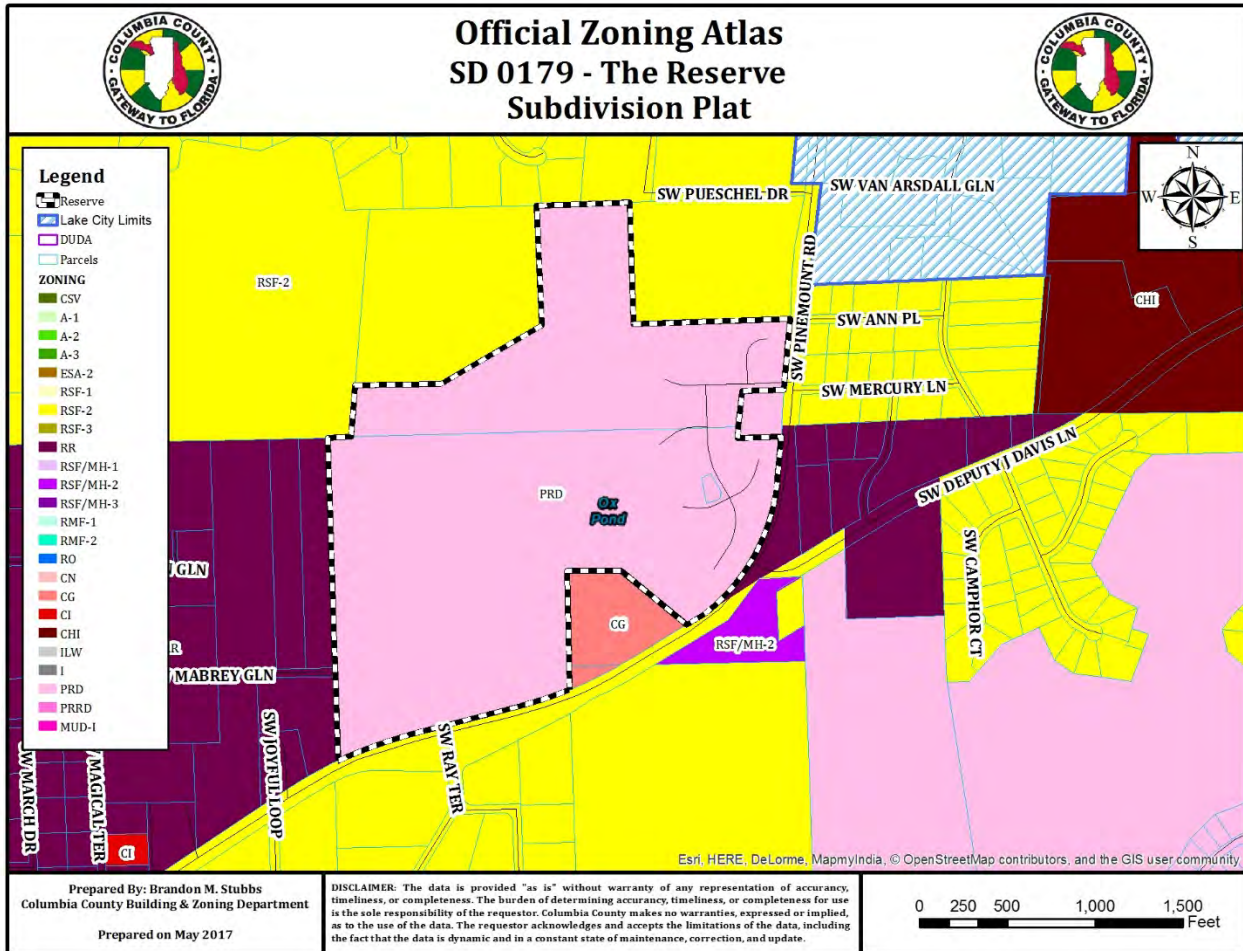
**PROJECT PLANNER:** Brandon M. Stubbs

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

# SUMMARY

The application is for a proposed Subdivision for a Planned Residential Development to be known as The Reserve at Jewel Lake. The Reserve at Jewel Lake was previously platted; however, the prior plat was vacated in 2009. The property owner is reinstating the previously approved plat.

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



The Planned Residential Development ("PRD") Zone District is described as follows in Section 4.18.1 of the Land Development Regulations ("LDRs"):

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

## ZONING DISTRICT INFORMATION

<b>Zoning District:</b>	Planned Residential Development (“PRD”)
<b>Max. Gross Density:</b>	Two (2) Dwelling Units per Acre
<b>Minimum Lot Area</b>	Varies
<b>Floor Area Ratio:</b>	Varies
<b>Typical Uses*:</b>	Residential Dwellings, including conventional single-family dwellings, duplex dwellings, and multiple-family dwellings; Private or Public Schools; Churches or other Houses of Worship; Golf Courses; Country Clubs; Racquet and Tennis Clubs; and Public Buildings & Facilities.

\*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.

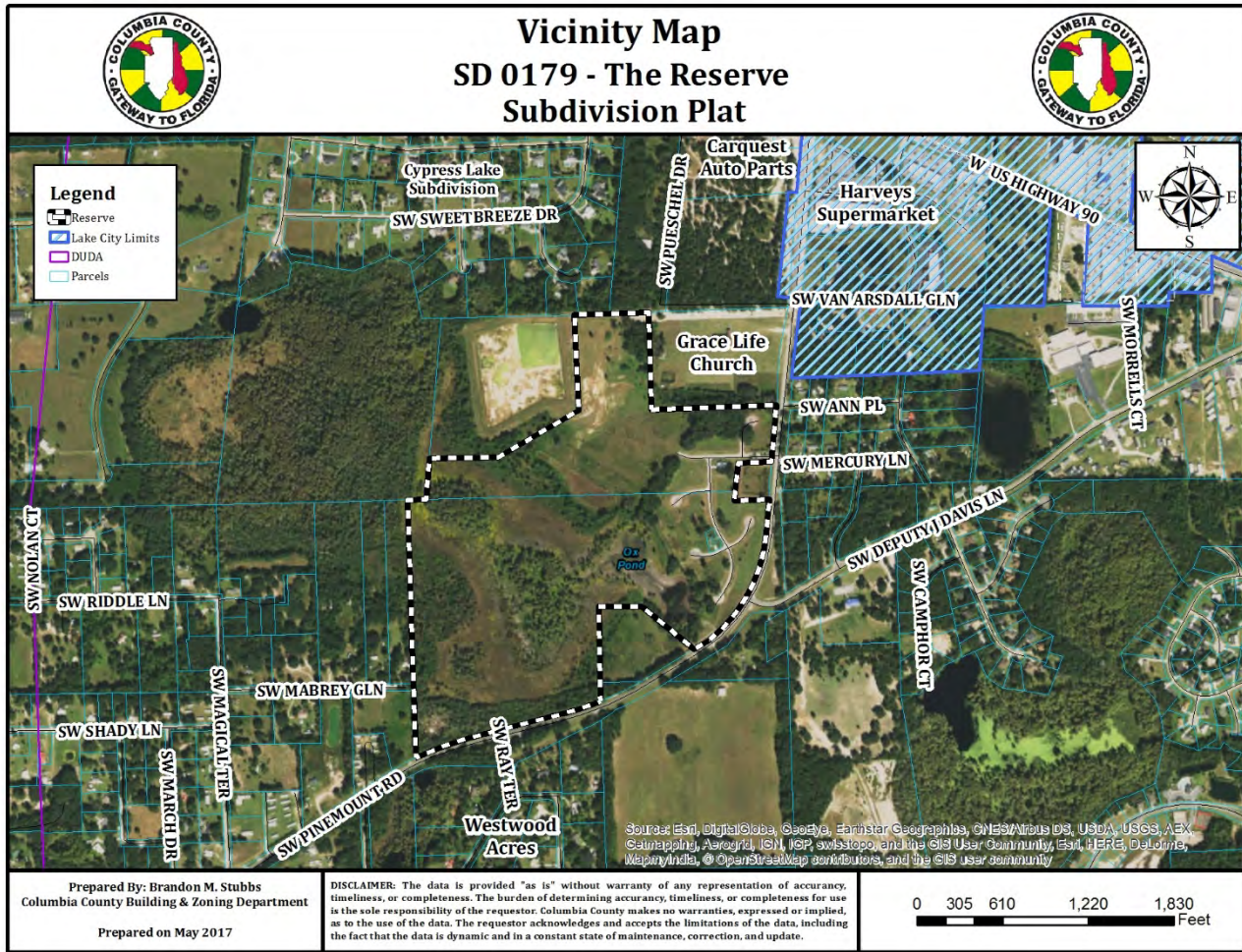
## SURROUNDING USES

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**

<b>Direction</b>	<b>Existing Use(s)</b>	<b>FLUM Designation(s)</b>	<b>Zoning District(s)</b>
North	Grace Life Church/Cypress Lake Subdivision/Carquest Auto Parts/Harveys Supermarket	Residential, Low Density/Commercial	Residential, Single Family-2 (“RSF-2”)/Commercial Intensive (“CI”)
South	SW Pinemount Road/Westwood Acres/SW Ray Terrace	Residential, Low Density	Rural Residential (“RR”)
East	SW Pinemount Road/SW Deputy J Davis Lane/Single Family Residential	Residential, Low Density	Residential, Single Family-2 (“RSF-2”)/Rural Residential (“RR”)
West	Single Family Residential	Residential, Low Density	Residential, Single Family-2 (“RSF-2”)/Rural Residential (“RR”)

**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.

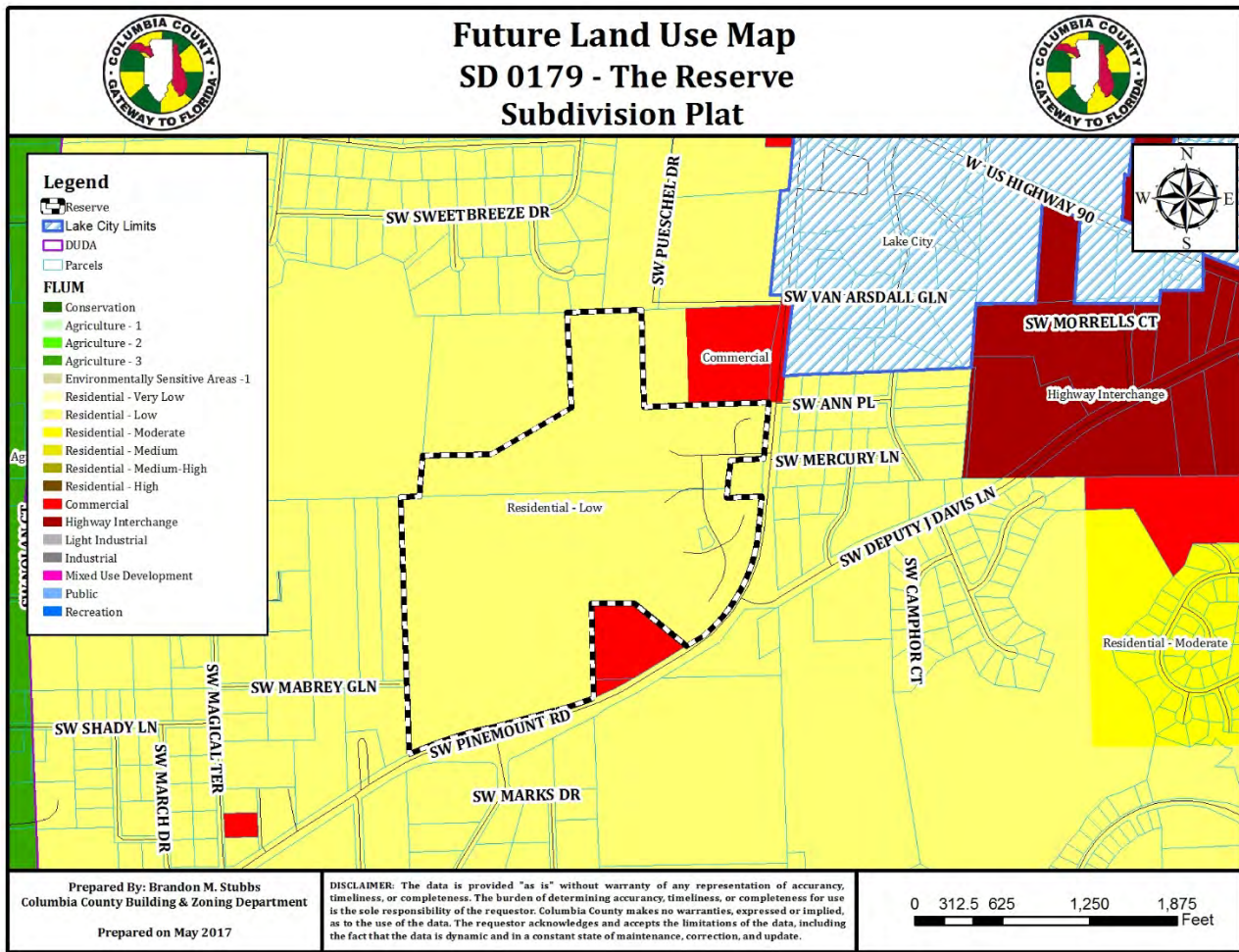
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

Existing FLUM Designation	Existing Zoning Designation	Consistent
Residential, Low Density	Planned Residential Development (“PRD”)	✓

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

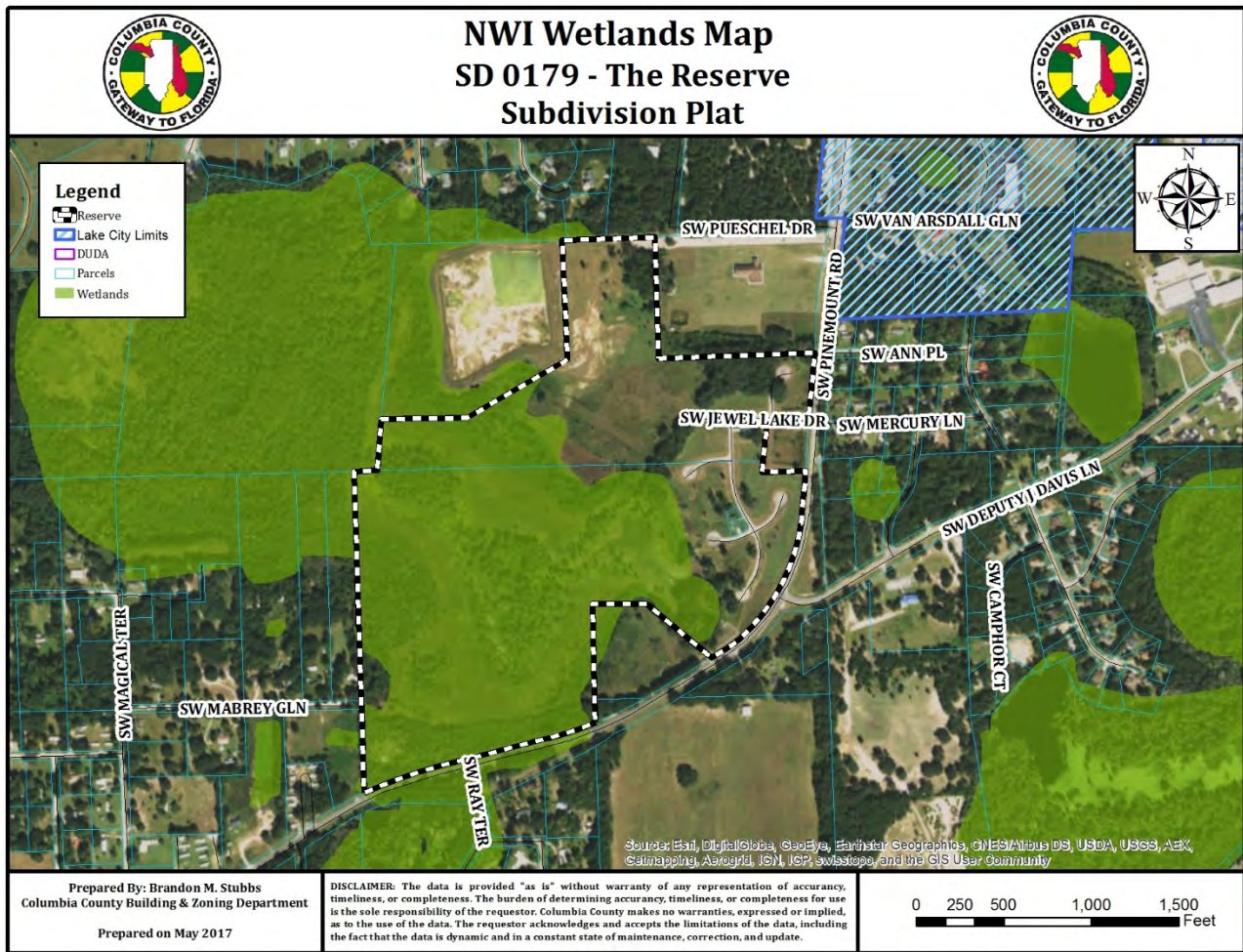
### Wetlands

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 wetlands located on the subject property.

**Evaluation:** All wetlands are proposed to be placed in protected open space area; therefore, 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 are five (5) soil types found on the subject property:

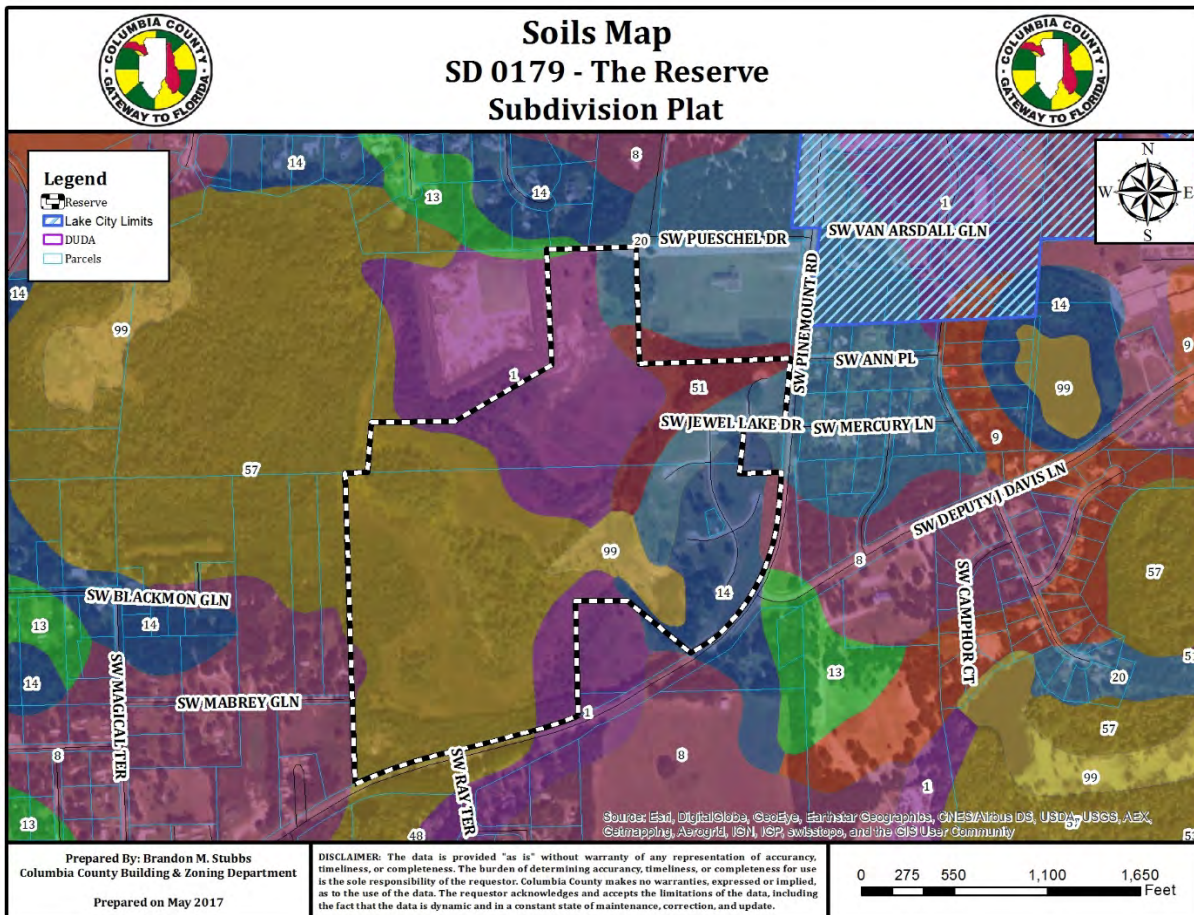
- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Bonneau fine sand soils (5 to 8 percent slopes) are moderately well drained, sloping soils on short hillsides in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 23 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Bonneau

fine sand soils (5 to 8 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

- 3) Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 4) Plummer fine sand soils are poorly drained, nearly level soils in broad flat areas and adjoining drainageways and ponds. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer fine sand soils have severe limitations for building site development and septic tank absorption fields.
- 5) Surrency fine sand soils are poorly drained, nearly level soils in depressions, near shallow ponds and along drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 30 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Surrency fine sand soils have severe limitations for building site development and for septic tank absorption fields.

**Evaluation:** The four (4) soil types on the subject property subject to development are Albany fine sand, Bonneau fine sand, Chipley fine sand, and Plummer fine sand. The soil types range from slight limitations for building development to severe limitation for building development and moderate limitations for septic tank absorption field to severe limitation for septic tank absorption fields. The subject property has existing community potable water and sanitary sewer; therefore, there are no issues related to soil suitability.

**Map 5. Soils Map**

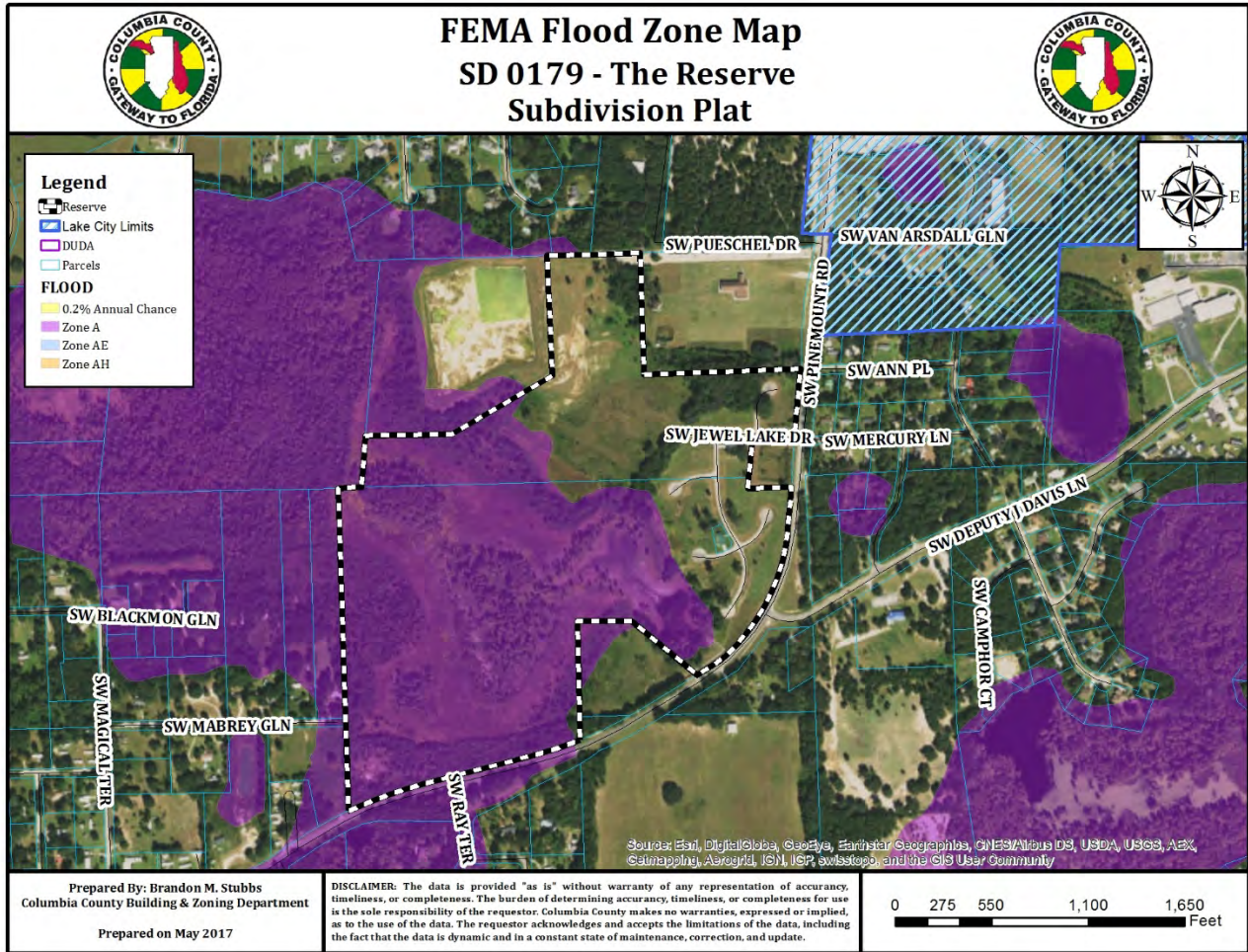


## Flood Potential

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

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

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

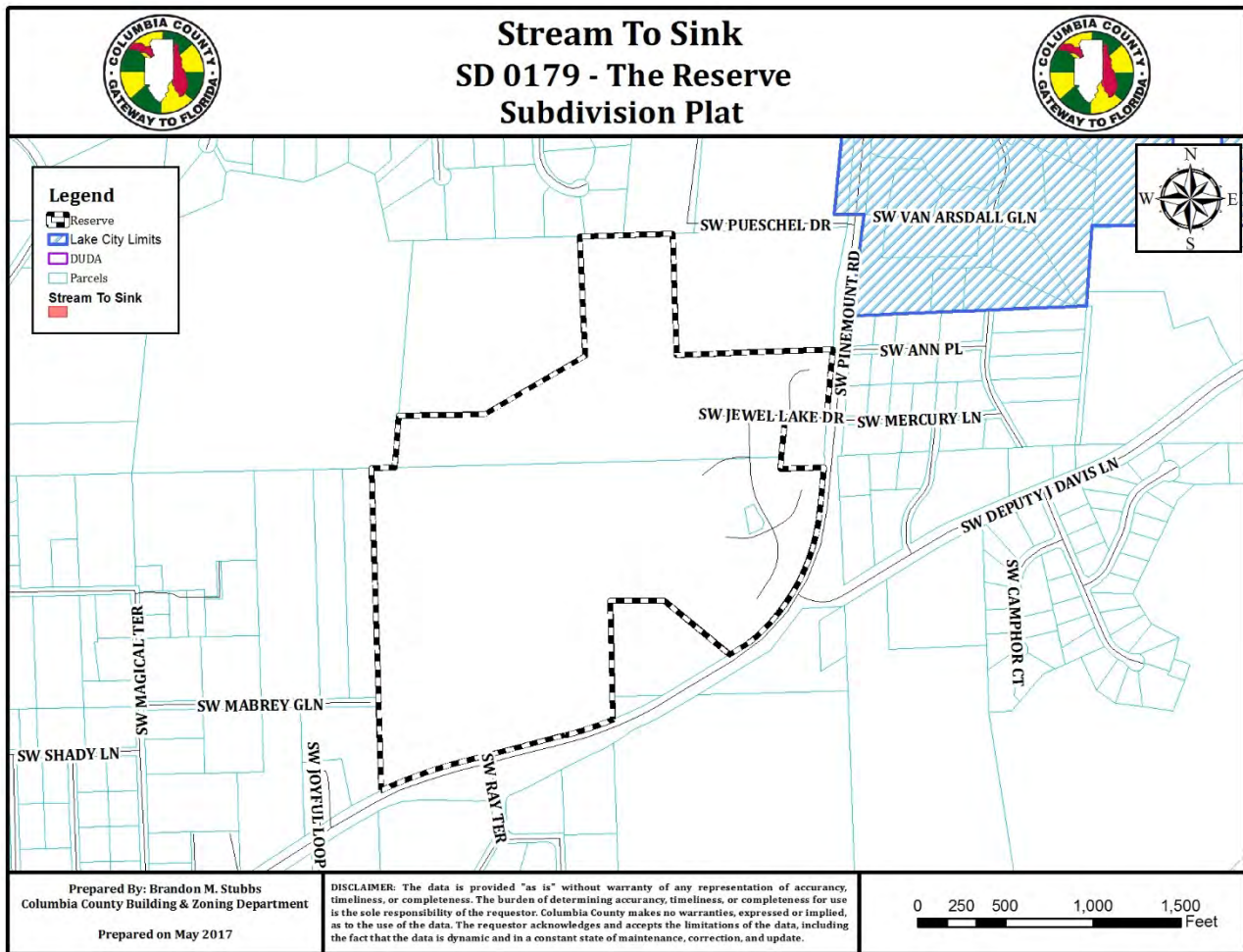


## Stream to Sink

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

**Evaluation:** Given the subject property is not located in a stream to sink watershed, 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 Clay 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 more vulnerable area.

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

## Vegetative Communities/Wildlife

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

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

## **COMPLIANCE WITH 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. Scott Britt of Britt Surveying, County Surveyor of Record, has performed a Chapter 177, Florida Statutes, review of the proposed plat and has found the 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 plat is in compliance with Chapter 177, Florida Statutes and Article 5 of the County’s LDRs.

## **PUBLIC FACILITIES IMPACT**

### **Traffic Impact**

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
56	County Road 252 (From County’s West Boundary to U.S. 90)	2U	Minor 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 5. Existing Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Single Family (ITE Code 210)	440	47
<b>Total</b>	<b>440</b>	<b>47</b>

<sup>1</sup> Source: ITE Trip Generation, 8th Edition.

<sup>2</sup> Formula: AADT – ITE, 8th Edition – 9.57 trips per dwelling unit x 46 dwelling units = 440 AADT

<sup>3</sup> Formulas: PM Peak – ITE, 8th Edition – 1.02 trips per dwelling unit x 46 dwelling units = 47 PM Peak Trips

**Table 6. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	C.R. 252 Segment 57 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,200
Existing Traffic <sup>3</sup>	3,800
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	10,400
Projected Daily Trips <sup>5</sup>	440
<b>Residual Capacity<sup>6</sup></b>	<b>9,960</b>
PM Peak Hour Traffic Analysis	C.R. 252 Segment 57 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,350
Existing Traffic <sup>3</sup>	342
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	1,008
Projected PM Peak Hour Trips <sup>5</sup>	47
<b>Residual Capacity<sup>6</sup></b>	<b>961</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 March 2017 Concurrency Monitoring Report Trip Distributions*  
<sup>5</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 service area. The subject property will be served potable water via the City of Lake City Potable Water System. The City of Lake City 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 plat proposes 46 dwelling units. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $(100 \text{ GPC} \times 2.67 \text{ PPH}) \times 46 = 12,282 \text{ Gallons Per Day}$

<b>Table 8. Potable Water Impacts</b>	
<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity <sup>1</sup>	9,940,000
Less Actual Potable Water Flows <sup>1</sup>	3,580,000
Reserved Capacity <sup>2</sup>	2,441
Projected Impacts from Development	12,282
<b>Residual Capacity</b>	<b>6,345,277</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>36.16%</b>
<i>Sources:</i>	
1. <i>City of Lake City Public Services Department, May 2015 - Steve Roberts</i>	
2. <i>Table 1</i>	

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

## Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via the City of Lake City Sanitary Sewer System. The City of Lake City 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 plat proposes 46 dwelling units. An average dwelling unit utilizes approximately 300 Gallons Per Capita Per Day.  $300 \text{ GPD} \times 46 \text{ d.u.} = 13,800 \text{ Gallons Per Day}$

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity	3,000,000
Less Actual Treatment Plant Flows <sup>1</sup>	1,840,400
Reserved Capacity <sup>2</sup>	2,365
Project Demand	13,800
<b>Residual Capacity</b>	<b>1,143,435</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>61.89%</b>

*Sources:*  
 1. City of Lake City Public Services Department, May 2015 - Steve Robert

**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 plat proposes 46 dwelling units. An average dwelling unit utilizes approximately 0.73 tons (1,460 lbs) per year per person. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census.  $[(1,460 \text{ Lbs Per Year Per Person} \times 2.67 \text{ PPH}) \times 46] / 365 = 491.28$  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 level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The plat proposes 46 dwelling units.

Based upon 2.55 persons per single family dwelling unit:

46 (dwelling units) x 2.67 (persons per single family dwelling unit) = 123 persons.

The additional population associated with the potential single family residential use of the site is not anticipated to adversely impact the current level of service provided by recreational facilities. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the development.

### **Public School Facilities**

See letter from Columbia County Public School System for capacity determination.







**Columbia County Schools  
Office of the Superintendent**

372 West Duval Street  
Lake City, Florida 32055-3990  
(386) 755-8003  
carswella@columbiak12.com  
www.columbiak12.com

**SUPERINTENDENT**  
ALEX L. CARSWELL, JR

**ASSISTANT SUPERINTENDENTS**  
CHERIE HILL  
TODD WIDERGREN

**MEMBERS OF THE BOARD**  
DANA BRADY-GIDDENS  
STEPHANIE K. FINNELL  
DANNY GREEN  
KETH HUDSON  
STEVE NELSON

March 29, 2017

Columbia County Building and Zoning Department  
PO Box 1579  
Lake City, FL 32056-1529

RE: Planned Residential Development (PRD) Application #Z0574 Filed 3-20-17  
"The Reserve at Jewel Lake"

The Columbia County School District ("District") acknowledges the intent of Legacy Engineering Solutions and its President, Megan Carter, to develop a subdivision on the 110.41 acres located at Parcel ID Numbers 33-3S-16-02439-000 and 04-4S-16-02745-003. The District further acknowledges that the subdivision will develop 46 lots during its first phase, and an additional 174 lots during its second phase for a total of 220 single-family homes.

The District is committed to the economic development and growth of Columbia County and wholeheartedly supports this endeavor. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

Sincerely,

Alex L. Carswell, Jr.  
Superintendent



# Columbia County Gateway to Florida

<b>FOR PLANNING USE ONLY</b>	
Application # SD	0179
Application Fee \$	2,250.00
Receipt No.	4746
Filing Date	May 19, 2017
Completeness Date	

## Major Subdivision Application

### A. PROJECT INFORMATION

- Project Name: The Reserve at Jewel Lake
- Address of Subject Property: SW Pinemount Road
- Parcel ID Number(s): 33-3S-16-02439-000, 04-4S-16-02745-003, 33-3S-16-02439-264, and 04-4S-16-02439-242
- Future Land Use Map Designation: Residential, Low Density
- Zoning Designation: PRD
- Acreage: 110.41 acres
- Existing Use of Property: vacant and residential
- Proposed use of Property: Residential
- Total Number of Lots Phase 1 - 46 lots

**PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.**

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Megan Carter Title: President  
 Company name (if applicable): Legacy Engineering Solutions, Inc.  
 Mailing Address: P.O. Box 467  
 City: Lake City State: FL Zip: 32056  
 Telephone: (386) 243-8680 Fax: ( ) Email: mcarter@legacycei.com

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

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Gary Sorensen (and for 2 lots - My Jewel Home of Florida, LLC)  
 Mailing Address: 1400 West 22nd Street, Ste. A  
 City: Kearney State: NE Zip: 68845-5389  
 Telephone: (308) 440-0814 Fax: ( ) Email: sorensen@sorensengroup.com

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

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: N/A  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
- 2. Has a previous application been made on all or part of the subject property:  
Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 0574  
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.

- j. Preliminary layout including streets and easements with dimensions and street names, lot lines with appropriate dimensions, land to be reserved or directed for public or common uses, and any land to be used for purposes other than single-family dwellings.
- k. Block letters and lot numbers, lot lines, lot sizes and scaled dimensions.
- l. Zoning district boundaries on and abutting the tract.
- m. Proposed method of water supply, sewage disposal, drainage, and street lighting.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency official flood maps.
- o. Soil survey map.
- p. Existing and proposed covenants and restrictions, if any.
- q. Inscription stating "NOT FOR FINAL RECORDING".
- r. Any other information that may be considered necessary by either the subdivider, or the board of county commissioners for full and proper consideration of the proposed subdivision.

**FOR CONSTRUCTION PLANS:**

- 2. Construction Plans containing the following information: *(Note: Construction plans must be at a scale not larger than one (1) inch per 200 feet. Seven (7) sets of construction plans and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.17 of the land development regulations.)*
  - a. A topographic map of the subdivision with a maximum contour interval of one foot for all right-of-way approaches where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coast and Geodetic Datum.
  - b. A contour drainage map of the basins within the proposed subdivision, with the size of each basin shown in acres. The outlines and sizes, in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths shall be indicated throughout, including any final outfalls from the subdivision and basins. Existing and proposed structures affecting the drainage shall be shown.
  - c. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures, and other proposed subdivision improvements.
  - d. Plans and profiles for all proposed streets and curbs are required. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of 300 feet from point of intersection.
  - e. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire

hydrants, where the installation of such facilities are required by these land development regulations.

- f. Plans for all road and street signs and street name signs showing the location of such signage and any other traffic safety control devices which is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
- g. Existing streets, utilities, and easements on and adjacent to the tract, including the name, purpose, location, and size of each and the invert elevation of sewers.
- h. Surface drainage and direction of flow and method of disposition and retention indicated.
- i. Subsurface conditions of the tract showing subsurface soil, rock and ground water conditions, location and extent of muck pockets.
- j. Other information on the construction plans as may be required by the board of county commissioners.

**FOR FINAL PLATS:**

3. Final Plats containing the following information *(Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. (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 final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)*
  - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - b. Name and address of subdivider.
  - c. North arrow, graphic scale, and date of plat drawing.
  - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000

feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

- e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
- f. Legal description of the tract.
- g. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency. Where no flood elevation is determined the area shall be determined by subdivider's engineer.
- h. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three) shall be accurately described on the plat.
- i. Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- j. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- k. Location, dimensions, and purposes of any land reserved or dedicated for public use.
- l. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
- m. Street right-of-way lines shall show bearing distance along centerline of roads, radii, and arc length.
- n. Lot lines shall be shown with dimensions to the nearest one-hundredth foot and bearings.
- o. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- p. Accurate location and description of monuments and markers.
- q. Covenants and restrictions.
- r. The date the board of county commissioners approves the preliminary plat.
- s. Certificate of Surveyor
- t. Certificate of the Subdivider's Engineer.
- u. Certificate of Approval by the Attorney for the County.
- v. Certificate of Approval by the Board of County Commissioners.
- w. Dedication. *A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the*

*dedication or in some other manner subordinate the mortgage's interest to the dedication of public right-of-way.*

- 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.*
4. 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.
  5. 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.
  6. 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).
  7. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  8. Proof of Ownership (i.e. deed).
  9. Agent Authorization Form (signed and notarized).
  10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  11. Fee. The application fee for a Subdivision Application is as follows:
    - a. Major Subdivision
      - i. 1-15 Lots           \$2,000.00
      - ii. 16-29 Lots       \$2,500.00
      - iii. 30-49 Lots       \$3,000.00
      - iv. 50-Above          \$3,500.00



b. Planned Rural Development & Planned Rural Residential Development

- i. 1-15 Lots \$1,250.00
- ii. 16-29 Lots \$1,750.00
- iii. 30-49 Lots \$2,250.00
- iv. 50-Above \$2,750.00

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

**NOTICE TO APPLICANT**

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

**Megan Carter**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

5/18/2017

Date

# RESERVE AT JEWEL LAKE PHASE 1

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

**DEVELOPER'S STATEMENT**

In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land Development regulations, the undersigned developer hereby propose and request approval of the Planned Residential Development described herein to be known as "RESERVE AT JEWEL LAKE PHASE 1".

**OWNER / DEVELOPER:**

Gary Sorensen  
 147 SW Summers Lane  
 Lake City, FL 32025

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

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

Contact: Barry Joye  
 386-867-4756

**SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS**

UNIT NO.	NO. OF LOTS
1	46
TOTAL	220

**STATEMENT OF OBJECTIVES**

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

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

**STATISTICAL INFORMATION - ALL PHASES**

- Total acreage of the site is approximately 110.41 acres.
- Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- Gross residential density (single family homes) = 220 Units / 110.41 acres = 1.99 Units/Acre.
- Net residential acreage (single family homes): 33.01 acres
- Summary of total site acreage of 110.41 acres:
 

a.) Lots for single family homes	33.01 acres
b.) Road Right-of-Way	4.08 acres
c.) Common Areas	73.32 acres

**UTILITY SERVICE PLAN**

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

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

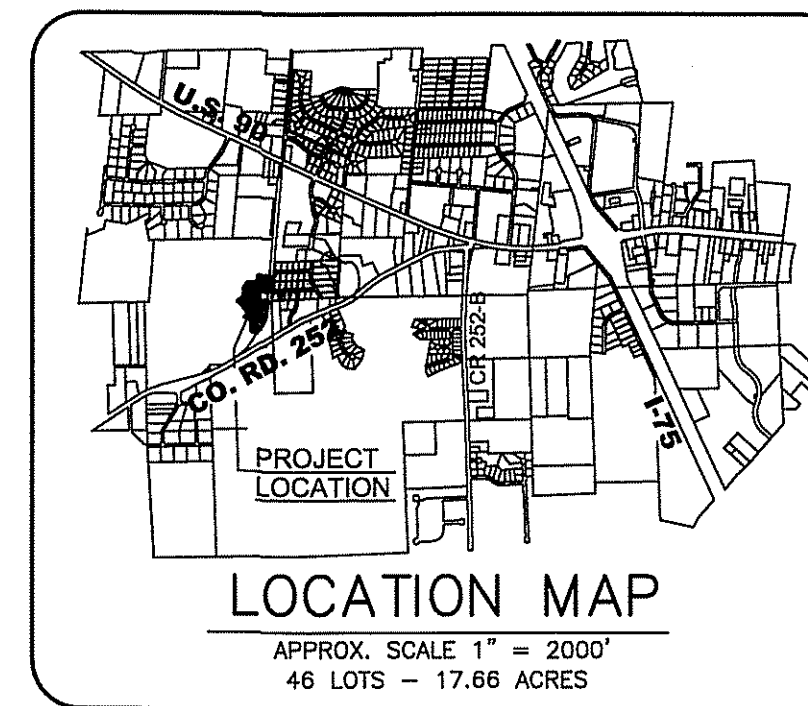
**STATEMENT INDICATING TYPE OF COMMON AREA LEGAL INSTRUMENTS**

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

**STATISTICAL INFORMATION - PHASE 1**

- Total acreage of the site is approximately 17.66 acres.
- Maximum building coverage per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
- Gross residential density (single family homes) = 46 Units / 17.66 acres = 2.60 Units/Acre.
- Net residential acreage (single family homes): 13.58 acres
- Summary of total site acreage of 17.66 acres:
 

a.) Lots for single family homes	13.58 acres
b.) Road Right-of-Way	4.08 acres



**LEGEND & NOTES**

- <sup>PRM</sup> = P.R.M. set with brass cap stamped LB 7042 and date - 4" x 4" Concrete Monument.  
 <sup>PCP</sup> = P.C.P. set - Nail with cap stamped LB 7042.
- = 4"x4" Concrete Monument set, LB 7042.
- = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
- Boundary based on instruction from client, monumentation found in place, parent tract description furnished by client, prior survey by this Company of County Road No. 252 and a prior boundary survey by Britt Surveying.
- Bearings projected from above referenced survey of County Road No. 252.
- Interior improvements or underground encroachments, if present, were not located with this survey.
- Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that this development lies partly within Flood Zone "X", which according to said maps is outside of the 100 year flood plain, and partly within Flood Zone "A", which according to said maps is inside of the 100 year flood plain. No Base Flood Elevation (BFE) is currently established for this area. (ref: Community Panel No. 120070 0175 B). Flood zone lines are shown as scaled from said Flood Insurance Rate Maps. See sheet 4 for Minimum Floor Elevations as set by Developer's Engineer.
- Preliminary approval: N/A
- Water Supply and Sewerage Disposal will be provided by the City of Lake City.
- BUILDING SETBACKS:** Setback requirements as follows:  
 Front= 25' Rear= 15' Sides= 10'

SHEET 1 OF 4 PLAT DATE: 05/09/2017

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

# RESERVE AT JEWEL LAKE PHASE 1

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

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.

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.

OWNER / DEVELOPER:  
Gary Sorensen  
147 SW Summers Lane  
Lake City, FL 32025  
\* My Jewel Home of Florida, LLC  
10153 W. Highway 90  
Lake City, FL 32055  
\* NOTE: Owner of Lots 20 & 46  
as shown on this layout.  
Contact: Barry Joye  
386-867-4756



My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Gary Sorensen, as owner. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not ) take an oath.

SIGNED: \_\_\_\_\_  
Notary Public



My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Gary Sorensen, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not ) take an oath.

SIGNED: \_\_\_\_\_  
Notary Public



My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by Rodger D. Powell, as managing member of My Jewel Home of Florida, LLC, as owner. He is personally known to me or has produced \_\_\_\_\_ as identification and (did / did not ) take an oath.

SIGNED: \_\_\_\_\_  
Notary Public

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Gary Sorensen and My Jewel Home of Florida, LLC, as Owners, have caused the lands hereon described to be surveyed, subdivided and platted to be known as RESERVE AT JEWEL LAKE PHASE 1, and that all roads, streets, retention areas, stormwater basins, and all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon, are not dedicated to the public but will be privately owned and maintained by a private owner's association.

Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_ Gary Sorensen

Print or type name

Witness \_\_\_\_\_

Print or type name

Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_ Gary Sorensen  
Managing Member  
My Jewel Home of Florida, LLC

Print or type name

Witness \_\_\_\_\_

Print or type name

Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_ Rodger D. Powell  
Managing Member  
My Jewel Home of Florida, LLC

Print or type name

Witness \_\_\_\_\_

Print or type name

### COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
County Attorney, Columbia County

### COMMISSION APPROVAL

SIGNED :

Chairman

DATE: \_\_\_\_/\_\_\_\_/20\_\_\_\_

ATTEST:

Clerk

### 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 \_\_\_\_\_, 20\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

SIGNED :

Clerk of Circuit Court

### COUNTY SURVEYOR-CHAPTER 177 APPROVAL

KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licenced and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on \_\_\_\_/\_\_\_\_/20\_\_\_\_ reviewed this Plat for conformity to Chapter 177, Florida Statutes, and said Plat meets all the requirements of said Chapter 177, as amended.

SIGNED : \_\_\_\_\_

NAME: \_\_\_\_\_

Florida Reg. Cert. No. \_\_\_\_\_



### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY that the proposed drainage system is sufficient with respect to the Columbia County Subdivision Regulations.

SIGNED : \_\_\_\_\_

Gary J. Gill, P. E.  
Florida Reg.# 51942

DATE: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.


SIGNED : \_\_\_\_\_

Timothy A. Delbene, P.L.S.  
Florida Registered Cert. No. 5594

DATE: \_\_\_\_/\_\_\_\_/20\_\_\_\_



SHEET 2 OF 4 PLAT DATE: 05/09/2017

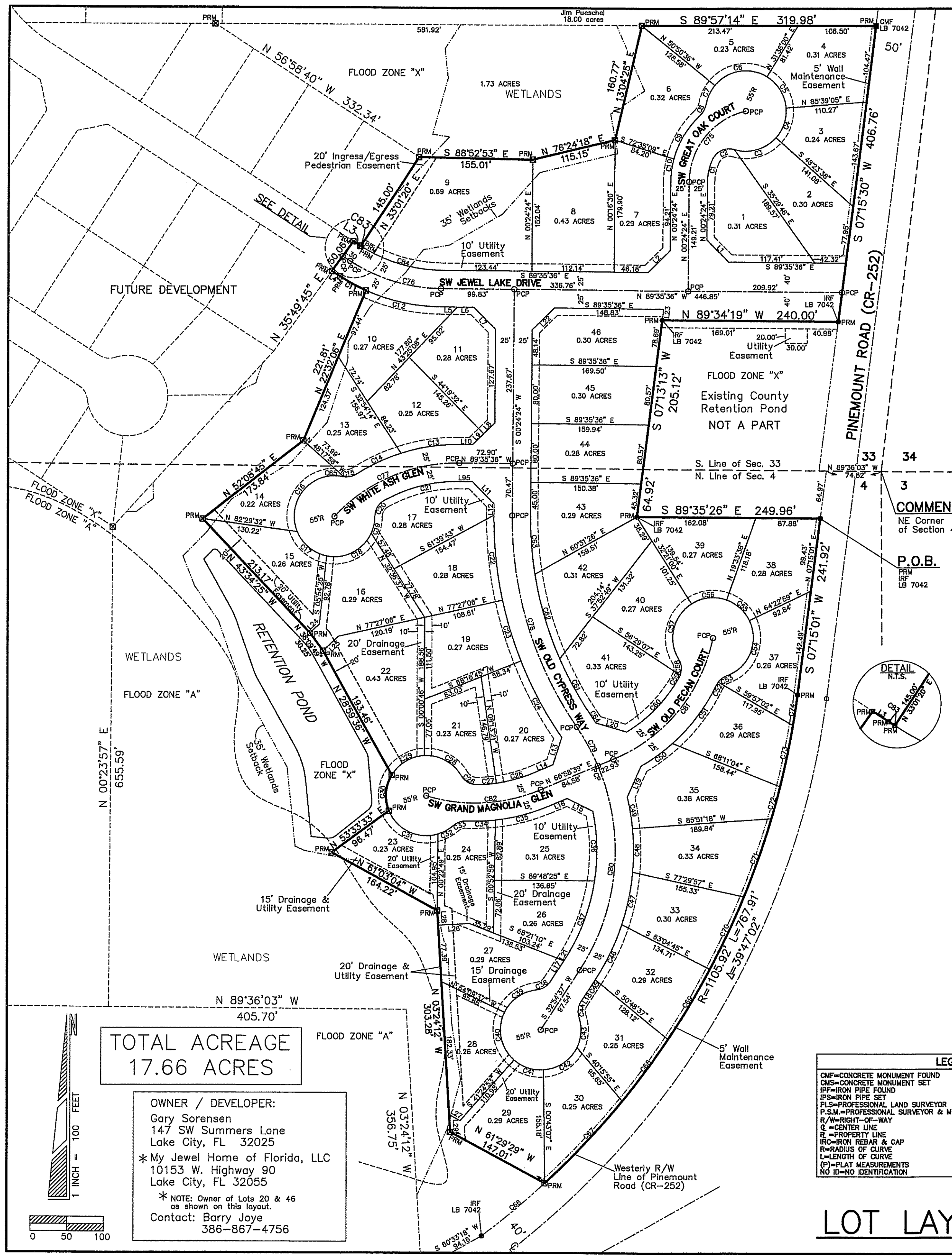
 **Donald F. Lee and Associates, Inc.**  
SURVEYORS — ENGINEERS  
140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
Phone: (386) 755-6166 FAX: (386) 755-6167

# RESERVE AT JEWEL LAKE PHASE 1

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

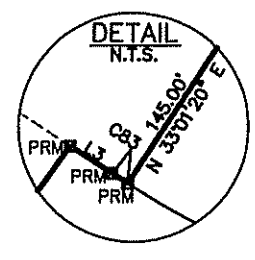
## DESCRIPTION:

COMMENCE at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida and run N 89°36'03" West along the North line of Section 4 a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'01" West along said Westerly Right-of-Way line a distance of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 39°47'02"; thence Southerly along the arc of said curve, still being said Westerly Right-of-Way line of Pinemount Road (CR-252), a distance of 767.91 feet; thence North 61°29'29" West a distance of 147.01 feet; thence North 03°24'12" West a distance of 303.28 feet; thence North 61°03'04" West a distance of 164.22 feet; thence North 53°33'33" East a distance of 96.47 feet to a point on a curve concave to the East having a radius of 55.00 feet, a central angle of 53°17'14", a chord bearing and distance of North 04°24'44" East, 49.33 feet; thence Northerly along the arc of said curve a distance of 51.15 feet; thence North 28°59'36" West a distance of 193.46 feet; thence North 36°09'49" West a distance of 30.25 feet; thence North 43°34'25" West a distance of 213.17 feet; thence North 52°08'45" East a distance of 173.84 feet; thence North 22°32'06" East a distance of 221.81 feet to a point on a curve concave to the North having a radius of 255.00 feet, a central angle of 09°02'03", a chord bearing and distance of North 61°29'41" West, 40.17 feet; thence Northwesterly along the arc of said curve a distance of 40.21 feet to the point of tangency, thence North 56°58'40" West a distance of 13.49 feet; thence North 35°49'45" East a distance of 50.06 feet; thence South 56°58'40" East a distance of 11.04 feet to the point of curve of a curve concave to the North having a radius of 205.00 feet, a central angle of 00°15'33", a chord bearing and distance of South 57°06'27" East, 0.93 feet; thence Southeasterly along the arc of said curve a distance of 0.93 feet; thence North 33°01'20" East a distance of 145.00 feet; thence South 88°52'53" East a distance of 155.01 feet; thence North 76°24'18" East a distance of 115.15 feet; thence North 13°04'25" East a distance of 160.77 feet; thence South 89°57'14" East a distance of 319.98 feet to a point on the Westerly Right-of-Way line of Pinemount Road (CR-252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (CR-252) a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07°13'13" West a distance of 205.12 feet to a point on the North line of Section 4, Township 4 South, Range 16 East; thence continue South 07°13'13" West a distance of 64.92 feet; thence South 89°35'26" East a distance of 249.96 feet to the POINT OF BEGINNING. Containing 17.66 acres, more or less.



COMMENCE  
 NE Corner of Section 4

P.O.B.  
 PRM LB 7042



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.39'	75.00'	23°59'02"	31.17'	N 12°23'55" E	C2	57.65'	55.00'	80°03'13"	55.04'	N 55°56'47" E
C2	35.82'	25.00'	82°05'48"	32.83'	S 85°28'20" E	C3	42.55'	55.00'	44°19'37"	41.50'	N 03°45'21" E
C3	62.28'	55.00'	64°52'52"	59.01'	N 74°02'48" E	C4	22.39'	25.00'	51°19'04"	21.65'	N 07°15'05" E
C4	44.11'	55.00'	45°57'17"	42.84'	N 18°37'43" E	C5	0.45'	325.00'	0°04'47"	0.45'	S 32°52'13" W
C5	51.89'	55.00'	54°03'05"	49.88'	N 31°22'28" W	C6	84.16'	325.00'	14°50'13"	83.93'	S 25°24'43" W
C6	78.57'	55.00'	81°51'02"	72.06'	S 80°40'28" W	C7	73.47'	325.00'	12°57'07"	73.31'	N 11°31'03" W
C7	28.19'	55.00'	29°22'12"	27.89'	S 25°03'51" W	C8	60.32'	325.00'	10°38'03"	60.23'	S 00°16'32" E
C8	18.98'	30.00'	38°14'58"	18.87'	N 28°30'14" E	C9	43.84'	325.00'	7°43'41"	43.80'	S 09°27'24" E
C9	89.45'	125.00'	31°50'04"	88.27'	N 82°58'54" E	C10	52.80'	255.00'	11°51'59"	52.71'	N 54°03'11" E
C10	31.21'	125.00'	14°23'18"	31.31'	S 07°38'02" E	C11	100.16'	255.00'	22°30'21"	99.52'	N 38°59'04" E
C11	40.21'	255.00'	09°02'03"	40.17'	S 81°29'41" E	C12	4.92'	25.00'	111°55'58"	4.91'	S 31°44'52" W
C12	104.95'	255.00'	23°34'54"	104.21'	S 77°48'09" E	C13	14.54'	25.00'	33°19'58"	14.34'	S 53°32'48" W
C13	80.89'	255.00'	18°10'32"	80.65'	N 81°19'08" E	C14	91.99'	55.00'	95°49'47"	81.64'	N 22°17'52" E
C14	68.72'	255.00'	14°59'28"	68.53'	N 84°44'09" E	C15	43.03'	55.00'	44°48'20"	41.94'	N 48°01'41" W
C15	18.20'	25.00'	41°43'08"	17.80'	S 78°05'59" W	C16	48.83'	55.00'	51°54'40"	48.14'	S 83°38'19" W
C16	119.16'	55.00'	124°07'57"	97.18'	S 39°48'19" W	C17	85.63'	55.00'	89°12'06"	77.24'	N 00°16'32" E
C17	54.13'	55.00'	58°23'39"	51.97'	S 50°29'24" E	C18	22.85'	25.00'	92°22'18"	22.06'	N 05°21'59" W
C18	73.98'	55.00'	78°43'54"	68.27'	N 82°58'54" E	C19	3.83'	25.00'	218°55'	3.83'	N 24°58'37" E
C19	23.53'	55.00'	24°30'32"	23.35'	N 121°9'40" E	C20	104.27'	205.00'	23°08'33"	103.15'	N 43°42'21" E
C20	26.48'	25.00'	60°41'12"	25.28'	N 30°25'00" E	C21	90.08'	475.00'	10°51'58"	89.85'	S 28°09'40" E
C21	108.07'	205.00'	28°38'47"	104.89'	N 75°35'00" E	C22	120.23'	475.00'	14°30'08"	119.91'	S 16°28'36" E
C22	116.10'	525.00'	12°40'16"	115.87'	S 12°40'16" E	C23	79.85'	475.00'	9°37'55"	79.78'	S 04°24'34" E
C23	86.65'	525.00'	9°27'24"	86.55'	S 18°59'33" E	C24	10.80'	325.00'	1°52'07"	10.60'	S 33°39'36" E
C24	118.45'	525.00'	12°55'38"	118.20'	S 28°11'04" E	C25	1.28'	25.00'	2°52'46"	1.28'	N 78°36'05" E
C25	52.85'	205.00'	14°48'01"	52.81'	S 74°22'39" W	C26	112.38'	1105.92'	5°49'16"	112.31'	N 49°58'40" E
C26	28.48'	25.00'	60°41'12"	28.28'	N 60°38'00" W	C27	154.71'	1105.92'	8°00'55"	154.58'	N 43°01'34" E
C27	25.92'	205.00'	71°44'55"	25.91'	N 82°40'11" W	C28	105.19'	1105.92'	5°28'58"	105.15'	N 38°17'38" E
C28	60.14'	55.00'	82°38'58"	57.10'	N 81°38'52" E	C29	546.19'	546.19'	111.36'	N 30°40'59" E	
C29	53.76'	55.00'	56°00'20"	51.85'	S 59°03'31" W	C30	109.47'	1105.92'	5°40'17"	109.42'	N 24°57'41" E
C30	51.15'	55.00'	53°17'14"	49.33'	S 04°24'44" W	C31	113.95'	1105.92'	5°54'12"	113.90'	N 19°10'27" E
C31	81.16'	55.00'	84°33'07"	74.00'	S 84°30'27" E	C32	45.40'	1105.92'	2°21'08"	45.40'	N 15°02'47" E
C32	24.26'	55.00'	25°16'17"	24.06'	N 80°34'51" E	C33	428.31'	428.31'	85.38'	N 11°39'27" E	
C33	19.48'	25.00'	44°35'52"	19.97'	N 70°14'39" E	C34	42.38'	1105.92'	2°11'41"	42.38'	N 08°20'51" E
C34	39.64'	255.00'	8°54'26"	39.60'	S 88°05'22" W	C35	133.33'	100.00'	76°23'40"	123.67'	N 38°36'14" E
C35	74.14'	255.00'	18°39'30"	73.88'	S 75°18'24" W	C36	130.83'	230.00'	32°38'58"	129.17'	N 73°17'08" W
C36	98.45'	275.00'	20°05'40"	97.19'	N 82°40'11" W	C37	189.89'	230.00'	47°18'06"	184.53'	S 86°45'21" W
C37	118.98'	275.00'	24°22'08"	118.08'	S 20°43'33" E	C38	305.44'	500.00'	35°00'03"	300.71'	S 17°05'38" E
C38	22.39'	25.00'	51°19'04"	21.85'	N 58°34'09" E	C39	60.69'	300.00'	11°34'18"	60.49'	S 28°48'30" E
C39	58.05'	55.00'	58°23'18"	53.85'	S 55°02'02" W	C40	292.88'	300.00'	55°55'58"	281.37'	S 04°56'38" W
C40	71.44'	55.00'	74°25'30"	68.52'	S 11°22'22" E	C41	222.78'	230.00'	55°29'53"	214.18'	N 39°13'42" E
C41	43.62'	55.00'	45°26'30"	42.49'	S 71°18'22" E	C42	0.93'	205.00'	0°15'33"	0.93'	S 57°06'27" E
C42	115.77'	205.00'	32°21'23"	114.24'	N 73°24'55" W						

**TOTAL ACREAGE**  
 17.66 ACRES

OWNER / DEVELOPER:  
 Gary Sorensen  
 147 SW Summers Lane  
 Lake City, FL 32025  
 \* My Jewel Home of Florida, LLC  
 10153 W. Highway 90  
 Lake City, FL 32055  
 \* NOTE: Owner of Lots 20 & 46  
 as shown on this layout.  
 Contact: Barry Joye  
 386-867-4756

**LEGEND**

CMF=CONCRETE MONUMENT FOUND	SEC=SECTION
CMNS=CONCRETE MONUMENT SET	RIE=RANGE
IPF=IRON PIPE FOUND	TWP=TOWNSHIP
IPS=IRON PIPE SET	COR=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R/W=RIGHT-OF-WAY	SE=SOUTHWEST
C=CENTER LINE	SW=SOUTHWEST
IL=PROPERTY LINE	SE=SOUTHEAST
IR=IRON REBAR & CAP	LB=LICENSED BUSINESS
R=RADIUS OF CURVE	P.O.B.=POINT OF BEGINNING
L=LENGTH OF CURVE	Δ=DELTA ANGLE, CENTRAL ANGLE
(P)=PLAT MEASUREMENTS	(F)=FIELD MEASUREMENTS
NO ID=NO IDENTIFICATION	(D)=DEED MEASUREMENTS
	FD=FOUND

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L16	28.44	S 66°58'39" W
L2	42.43	N 45°24'24" E	L17	33.77	N 32°54'37" E
L3	11.04	N 56°58'40" W	L18	35.09	N 32°54'37" E
L4	13.49	N 56°58'40" W	L19	46.19	N 23°41'45" E
L5	22.41	S 89°35'36" E	L20	43.36	S 73°48'13" E
L6	22.41	S 89°35'36" E	L21	1.32	N 32°54'37" E
L7	42.43	S 44°35'36" E	L22	42.43	N 45°24'24" E
L8	21.21	N 45°24'24" E	L23	15.11	N 07°13'13" E
L9	21.21	N 45°24'24" E	L24	17.55	N 48°25'35" E
L10	17.90	N 89°35'36" W	L25	28.70	N 48°25'35" E
L11	42.43	S 44°35'36" E	L26	42.79	N 86°35'48" E
L12	15.47	S 00°24'24" W	L27	17.04	N 61°29'29" W
L13	39.23	S 17°48'22" W	L28	20.00	N 03°24'12" W
L14	28.44	S 66°58'39" W	L29	23.56	S 03°24'12" E
L15	39.23	S 63°51'04" E	L30	12.26	N 56°58'40" W
			L95	17.90'	N 89°35'36" W

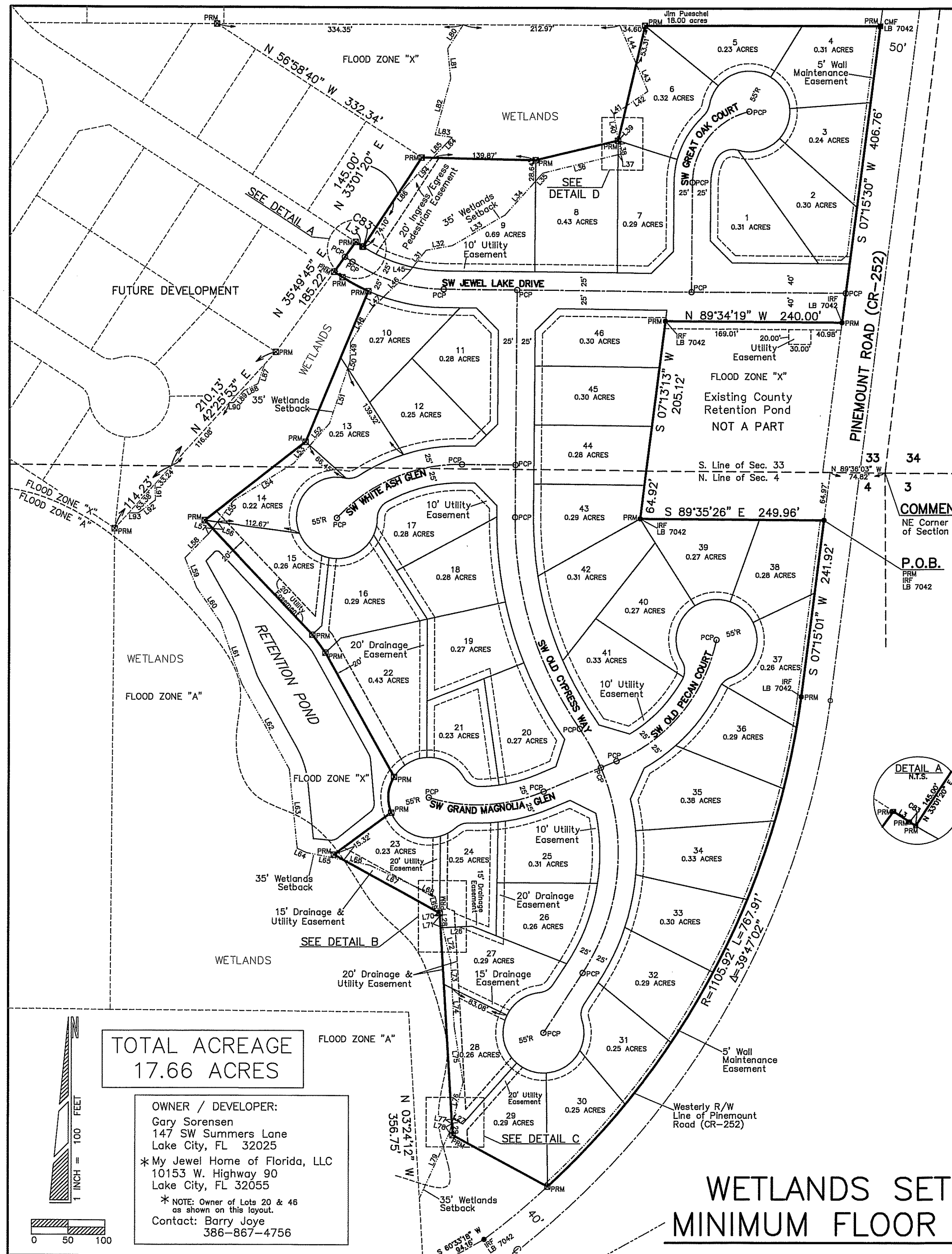
SHEET 3 OF 4 PLAT DATE: 05/09/2017

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

## LOT LAYOUT

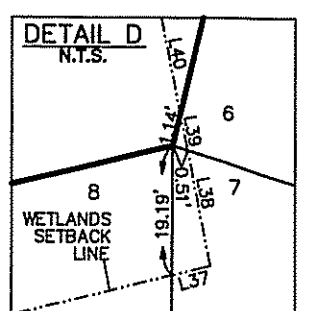
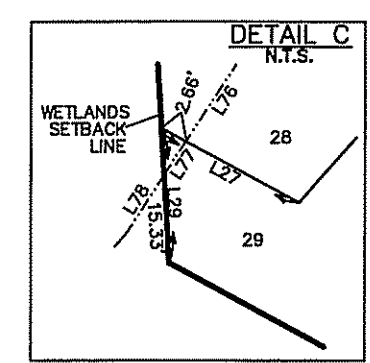
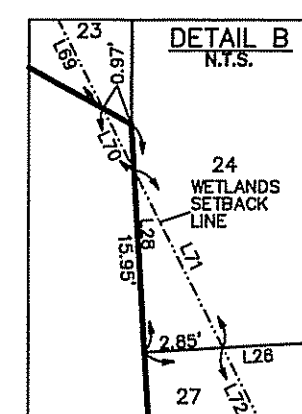
# RESERVE AT JEWEL LAKE PHASE 1

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



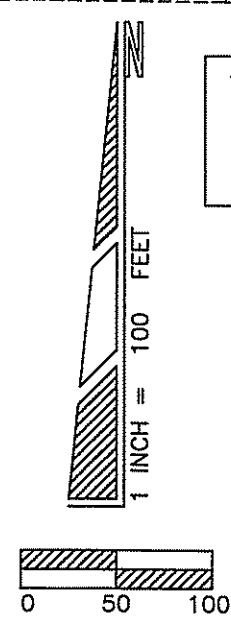
LOT #	MINIMUM FLOOR ELEVATION
1	151
2	146
3	153
4	153
5	146
6	142
7	141
8	135
9	130
10	124
11	128
12	126
13	122
14	118
15	117
16	120
17	124
18	128
19	128
20	130
21	123
22	118
23	117
24	124
25	133
26	133
27	120
28	117
29	125
30	132
31	137
32	142
33	144
34	144
35	143
36	147
37	152
38	154
39	150
40	143
41	140
42	137
43	134
44	134
45	135
46	135

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.43	N 44°35'36" W	L48	55.43	N 31°56'05" E
L2	42.43	N 45°24'24" E	L49	25.58	N 01°18'49" E
L3	11.04	N 56°58'40" W	L50	10.25	N 18°17'33" E
L4	13.49	N 56°58'40" W	L51	79.02	N 18°17'33" E
L5	22.41	S 89°35'36" E	L52	40.03	N 41°51'30" E
L6	22.41	S 89°35'36" E	L53	32.55	N 41°51'30" E
L7	42.43	S 44°35'36" E	L54	96.61	N 58°05'31" E
L8	21.21	N 45°24'24" E	L55	35.98	N 37°13'54" E
L9	21.21	N 45°24'24" E	L56	11.17	N 37°13'54" E
L10	17.90	N 89°35'36" W	L57	9.27	N 37°13'54" E
L11	42.43	S 44°35'36" E	L58	45.15	N 44°43'19" E
L12	15.47	S 00°24'24" W	L59	43.54	N 21°34'57" W
L13	39.23	S 17°48'22" W	L60	57.76	N 34°35'12" W
L14	28.44	S 66°58'39" W	L61	87.68	N 19°20'14" W
L15	39.23	S 63°51'04" E	L62	133.29	N 29°12'22" W
L16	28.44	S 66°58'39" W	L63	109.02	N 05°48'40" W
L17	33.77	N 32°54'37" E	L64	14.03	N 65°34'07" W
L18	35.09	N 32°54'37" E	L65	51.59	N 78°52'53" W
L19	46.19	N 23°41'45" E	L66	35.74	N 78°52'53" W
L20	43.36	S 73°48'13" E	L67	74.38	N 64°47'29" W
L21	1.32	N 32°54'37" E	L68	24.56	N 62°45'45" W
L22	42.43	N 45°24'24" E	L69	22.41	N 13°32'09" W
L23	15.11	N 07°13'13" E	L70	4.64	N 13°32'09" W
L24	17.55	N 46°25'35" E	L71	16.20	N 13°32'09" W
L25	28.70	N 46°25'35" E	L72	47.15	N 13°32'09" W
L26	42.79	N 86°35'48" E	L73	37.13	N 03°08'49" W
L27	17.04	N 61°29'29" W	L74	51.58	N 03°08'49" W
L28	20.00	N 03°24'12" W	L75	77.49	N 09°08'09" W
L29	23.58	S 03°24'12" E	L76	51.51	N 14°54'34" E
L30	12.56	N 39°54'37" E	L77	7.19	N 14°54'34" E
L31	29.44	N 38°02'46" E	L78	12.26	N 14°54'34" E
L32	35.97	N 79°45'00" E	L79	99.01	N 22°22'45" W
L33	83.24	N 59°34'42" E	L80	38.62	S 32°48'14" W
L34	61.94	N 42°00'29" E	L81	40.99	S 05°54'54" W
L35	14.59	N 42°00'29" E	L82	79.11	S 15°13'53" W
L36	105.44	N 75°54'20" E	L83	23.32	S 81°25'58" E
L37	3.94	N 75°54'20" E	L84	11.43	S 42°50'44" W
L38	18.36	N 10°10'34" W	L85	26.94	S 42°57'24" W
L39	1.28	N 10°10'34" W	L86	27.31	S 40°57'34" W
L40	35.12	N 10°10'34" W	L87	27.79	S 18°32'21" W
L41	20.62	N 55°19'18" E	L88	21.55	S 63°27'29" W
L42	35.68	N 55°19'18" E	L89	21.53	S 39°19'34" W
L43	40.30	N 23°27'20" W	L90	6.20	N 88°27'42" E
L44	56.64	N 23°27'20" W	L91	21.58	S 01°20'38" E
L45	10.78	N 38°02'46" E	L92	29.22	S 52°35'40" W
L46	46.03	N 45°31'43" E	L93	13.31	S 89°40'35" W
L47	21.03	N 45°31'43" E	L94	52.64	S 42°57'24" W



**TOTAL ACREAGE**  
 17.66 ACRES

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 \* NOTE: Owner of Lots 20 & 46  
 as shown on this layout.  
 Contact: Barry Joye  
 386-867-4756



**LEGEND**

CMF=CONCRETE MONUMENT FOUND	SEC.=SECTION
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IPF=IRON PIPE FOUND	TWP.=TOWNSHIP
IPRS=IRON PIPE SET	COR.=CORNER
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P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
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L=LENGTH OF CURVE	(F)=FIELD MEASUREMENTS
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NO ID=NO IDENTIFICATION	FD=FOUND

## WETLANDS SETBACKS & MINIMUM FLOOR ELEVATIONS

SHEET 4 OF 4 PLAT DATE: 05/09/2017

**Donald F. Lee and Associates, Inc.**  
 SURVEYORS — ENGINEERS  
 140 Northwest Ridgewood Avenue, Lake City, Florida 32055  
 Phone: (386) 755-6166 FAX: (386) 755-6167



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## **The Reserve at Jewel Lake** *Fire Department Access and Water Supply Plan*

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.

Due to the unique situation of this subdivision plat (i.e. was previously platted and accepted by the County, then vacated and now being re-platted as was originally constructed) required fire department access and water supply is in place. All utilities, including water supply for fire suppression have been constructed and have been accepted by the City of Lake City as shown on the as-built plans submitted with the PRD Application dated 3/17/2017.

P.O. Box 467  
Lake City, FL 32056

386-243-8680

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**CONCURRENCY  
WORKSHEET**

The Reserve at Jewel Lake  
Phase 1 - 46 SRF Lots

**Trip Generation Analysis per Lot**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Unit*	Total ADT	Total PM Peak
210	Single Family Home	9.57	1.01	46.00	440.22	46.46

\*Per dwelling units (46 lots = 46 d.u.)

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	100.00	2.67	267.00	46.00	12282.00

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

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)	Dwelling Unit*	Total Development (GPD)
Residence	300.00	1.00	300.00	46.00	13800.00

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

**Solid Waste Analysis**

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)	Dwelling Unit*	Total Development (Lbs Per Day)
Residence	5.50	2.50	13.75	46.00	632.50

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



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## The Reserve at Jewel Lake Comprehensive Plan Consistency Analysis

14. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

### Future Land Use Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

P.O. Box 467  
Lake City, FL 32056

386-243-8680

www.LegacyCEI.com

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

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

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE**

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

**WITNESSETH:**

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

SEE EXHIBIT "A"

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

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

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

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

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

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

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

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


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


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


value of the above described property.

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

Signed, Sealed and Delivered  
in the Presence of:

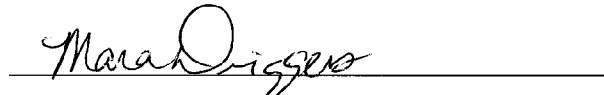
  
Kris B. Robinson  
Witness (print name under signature)

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

  
Mara Driggers  
Witness (print name under signature)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

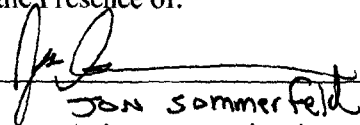
The foregoing instrument was acknowledged before me this 30 day of August, 2016  
Barry D. Joye who is [] personally known to me [] or who produced \_\_\_\_\_ as  
identification and who did not take an oath.

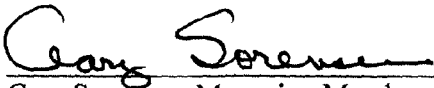
  
Notary Public (print name under signature)

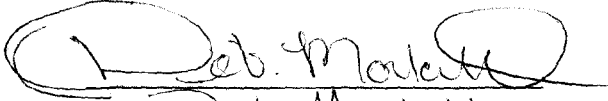
My Commission Expires:



Signed, Sealed and Delivered  
in the Presence of:

  
Jon Sommerfeld  
Witness (print name under signature)

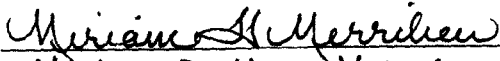
  
Gary Sorensen, Managing Member of  
Greater Southeastern Land Development, LLC

  
Deb Marlatt  
Witness (print name under signature)

STATE OF NEBRASKA  
COUNTY OF BUFFALO

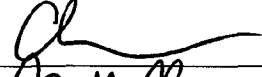
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2016  
Gary Sorensen who is  personally known to me [ ] or who produced \_\_\_\_\_ as  
identification and who did not take an oath.

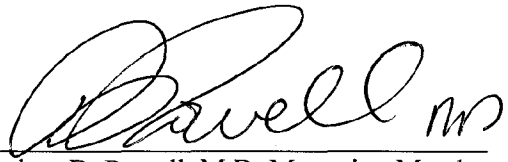
State of Nebraska - General Notary  
MIRIAM D MERRIHEW  
My Commission Expires  
November 28, 2018

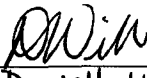
  
Miriam D Merrihew  
Notary Public (print name under signature)

My Commission Expires:  
11-28-2018

Signed, Sealed and Delivered  
in the Presence of:

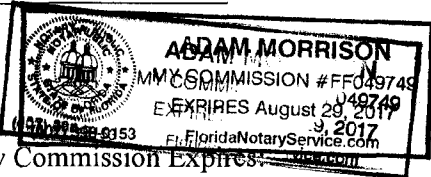
  
\_\_\_\_\_  
Witness (print name under signature)

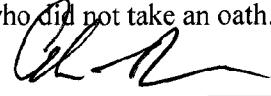
  
\_\_\_\_\_  
Rodger D. Powell, M.D. Managing Member of  
Greater Southeastern Land Development, LLC

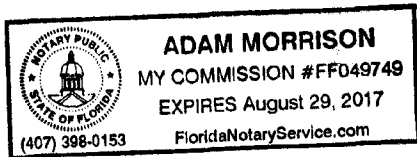
  
\_\_\_\_\_  
Danielle Wilber  
Witness (print name under signature)

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2016  
Rodger D. Powell, M.D. who is [] personally known to me [] or who produced  
\_\_\_\_\_ as identification and who did not take an oath.

  
My Commission Expires: \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public (print name under signature)

  
ADAM MORRISON  
MY COMMISSION #FFD49749  
EXPIRES August 29, 2017  
FloridaNotaryService.com  
(407) 398-0153

## EXHIBIT A

Commence at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida and run North 89°36'03" West along the North line of said Section 4, a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said Westerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said Westerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 241.92 feet to a point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 45°36'17"; thence Southwesterly along the arc of said curve, being still said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 880.26 feet;

thence South 60°33'18" West along the Northwesterly Right-of-Way line of Pinemount Road (County Road 252) a distance of 534.81 feet to the point of curve of a curve concave to the Northwest having a radius of 2241.83 feet and a central angle of 00°56'58"; thence Southwesterly along the arc of said curve, being said Northwesterly Right-of-Way line of Pinemount Road (County Road 252), a distance of 37.15 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of Section 4; thence North 89°35'04" West along said North line of the South 1/2 of the Northeast 1/4 of Section 4, a distance of 300.20 feet; thence South 00°04'59" East a distance of 137.52 feet to a point on the Northerly Right-of-Way line of Pinemount Road (County Road 252), said point being a point on a curve concave to the Northwest having a radius of 2241.83 feet and a central angle of 07°20'39"; thence Southwesterly along the arc of said curve, being said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West still along the said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 100.66 feet; thence South 76°57'21" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 60.19 feet to the point of curve of a curve concave to the Southeast having a radius of 2351.83 feet and a central angle of 03°29'55"; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 143.61 feet to the point of tangency of said curve; thence South 68°18'18" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 242.87 feet to the point of curve of a curve concave to the South having a radius of 2341.83 feet and a central angle of 01°08'53"; thence Southwesterly along the arc of said curve, being still said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of Section 4; thence North 00°06'00" West along said West line of the Northeast 1/4 of Section 4, a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of Section 4; thence North 00°11'13" West along the West line of the Northeast 1/4 of Section 4, a distance of 1333.51 feet to the Northwest corner of the Northeast 1/4 of Section 4, being also the Southwest corner of the Southeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida; thence South 89°36'03" East along the South line of said Section 33, a distance of 132.00 feet; thence North 07°18'13" East a distance of 1304.46 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of Section 33; thence North 89°59'44" East along said North line of the South 1/2 of the Southeast 1/4 of Section 33, a distance of 1199.11 feet; thence South 89°38'39" East along said North line of the South 1/2 of the Southeast 1/4 of Section 33, a distance of 279.20 feet; thence South 00°02'46" West, a distance of 701.77 feet; thence South 89°57'14" East, a distance of 892.90 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07°13'13" West, a distance of 205.12 feet to a point on the South line of Section 33, being also the North line of Section 4, Township 4 South, Range 16 East, Columbia County, Florida; thence continue South 07°13'13" West a distance of 64.92 feet; thence South 89°35'26" East a distance of 249.96 feet to the POINT OF BEGINNING.



**LESS AND EXCEPT:**

A Parcel Of Land Situated in Section 33, Township 3 South, Range 16 East, in Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 Of Section 33, Township 3 South, Range 16 East, Said corner being monumented with a 4 inches Square Concrete Monument And Depicted on Florida Department Of Transportation Right of Way Map, Section 29010, F.P. No. 2083732; Thence run North 88°31'38" East, Along The South Line Of Said Section 33, a distance of 132.00 Feet; Thence North 05°26'21" East, A Distance Of 299.92 Feet to the Point of Beginning; Thence Continue North 05°26'21" East A Distance Of 1008.41 feet; Thence North 88°24'20" East, A

distance of 952.22 feet; Thence South 02°04'13" East a distance of 683.87 feet; Thence South 59°59'06" West, a distance Of 668.22 feet; Thence South 88°31'38" West, a distance of 493.70 feet To The Point Of Beginning.

**LESS AND EXCEPT:**

Lots 28 and 50, RESERVE AT JEWEL LAKE PHASE 1, a Planned Residential Development, according to the plat thereof recorded in Plat Book 9, page 89 of the Public Records of Columbia County, Florida, which has now been vacated and annulled by Resolution recorded in Official Records Book 1217, Page 521, Public Records of Columbia County, Florida.

*Consideration  
\$215,000.00*

*Pbc. 18.50  
Obc. 1,505.00*

THIS INSTRUMENT WAS PREPARED BY:

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

RETURN TO:

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

File No. 10-127

Property Appraiser's  
Parcel Identification No.  
04-48-16-02439-242

Inst:201012011634 Date:7/22/2010 Time:1:40 PM  
Doc Stamp-Deed:1505.00  
DC.P.DeWitt Cason, Columbia County Page 1 of 2 B:1198 P:507

**WARRANTY DEED**

THIS INDENTURE, made this 21st day of July 2010, BETWEEN RON CHAMBERS, LLC, a Florida Limited Liability Company, whose post office address is 1225 NW Frontier Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor\*, and MY JEWEL HOME OF FLORIDA, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L10000076346\* and whose post office address is 10153 West Highway 90, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee\*.

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

Lot 28, RESERVE AT JEWEL LAKE PHASE 1, according to the map or plat thereof as recorded in Plat Book 9, Pages 89 through 92, inclusive, of the public records of Columbia County, Florida.

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

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

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

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

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

Signed, sealed and delivered in the presence of:

RON CHAMBERS, LLC, a Florida Limited Liability Company

*Terry McDavid*  
First Witness  
Terry McDavid  
(Printed Name)

By: *Ronald C. Chambers*  
Ronald C. Chambers  
Managing Member

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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of July 2010, by RONALD C. CHAMBERS, Managing Manager of RON CHAMBERS, LLC, a Florida Limited Liability Company, on behalf of the company. He is personally known to me and did not take an oath.

*Terry McDavid*  
Notary Public  
My commission expires: \_\_\_\_\_



When recorded return to:

Barry D. Joye  
10153 U.S. Highway 90 West  
Lake City, Florida 32055

Inst: 201112016408 Date: 10/25/2011 Time: 3:14 PM  
Doc Stamp-Deed: 0.70  
DC, P Devitt Cason, Columbia County Page 1 of 5 B:1223 P:1760

**QUITCLAIM DEED**

THIS QUITCLAIM DEED is made this 20 day of October, 2011, between GREATER SOUTHEASTERN LAND DEVELOPMENT, LLC, a Florida limited liability company, whose mailing address is 10153 U.S. Highway 90 West, Lake City, Florida 32055, hereinafter called "Grantor", and MY JEWEL HOME OF FLORIDA, LLC, a Florida limited liability company, whose mailing address is 10153 U.S. Highway 90 West, Lake City, Florida 32055, hereinafter called "Grantee,"

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

Grantor, for and in consideration of Ten and NO/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being in Columbia County, State of Florida, and having a Tax Parcel Identification Number of 33-3S-16-02439-264, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing .3 acres, more or less; TOGETHER WITH all buildings, structures and improvements thereon, and all appurtenances thereto.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

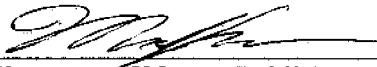
*[signatures appear on the following page]*



STATE OF FLORIDA            )  
  ) SS.  
COUNTY OF Columbia )

The foregoing instrument was acknowledged before me this 24 day of October 2011, by Tony D. Richards, a Managing Member of Greater Southeastern Land Development, LLC, on behalf of said limited liability company, in his capacity duly authorized. He is  personally known to me or  has produced a valid driver's license as identification.

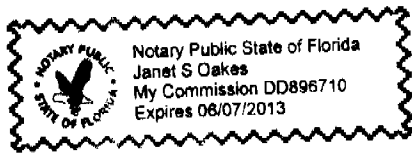
NOTARY PUBLIC-STATE OF FLORIDA  
Michael J. Carr  
Commission #DD962998  
Expires: FEB. 19, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

  
\_\_\_\_\_  
(Signature of Notary Public)

Michael J. Carr  
\_\_\_\_\_  
(Print or type name of Notary Public)  
Notary Public, State and County Aforesaid  
My Commission expires: 2-19-14  
Commission Number: DD962998

STATE OF FLORIDA            )  
  ) SS.  
COUNTY OF Columbia    )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of October 2011, by Dr. Rodger D. Powell, a Managing Member of Greater Southeastern Land Development, LLC, on behalf of said limited liability company, in his capacity duly authorized. He is  personally known to me or  has produced a valid driver's license as identification.



Janet Oakes  
\_\_\_\_\_  
(Signature of Notary Public)

Janet Oakes  
\_\_\_\_\_  
(Print or type name of Notary Public)  
Notary Public, State and County Aforesaid  
My Commission expires:  
Commission Number:

**EXHIBIT A**

Lot 50 of Reserve at Jewel Lake, Phase 1 of a subdivision according to the plat thereof recorded in Plat Book 9, pages 89-92, public records of Columbia County, Florida.

#9819450\_v2



**APPLICATION AGENT AUTHORIZATION FORM**

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

**Authority to Act as Agent**

On my/our behalf, I appoint Megan Carter Legacy Engineering Solutions, Inc.  
(Name of Person as Agent) (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for  
Plat Application for Reserve at Jewel Lake  
(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions  
for approval of this application, still resides with me as the Applicant.

Applicant Title: Gary Sorensen, Owner

On Behalf of: N/A  
(Company Name, if applicable)

Telephone: 308-237-1475 Date: 3-4-17

Applicant Signature: Gary Sorensen

STATE OF ~~FLORIDA~~ NEBRASKA  
COUNTY OF BUFFALO

The Foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MARCH, 2017,  
by Gary Sorensen, whom is personally known by me  OR  
produced identification \_\_\_\_\_. Type of Identification Produced \_\_\_\_\_

Miriam D. Merriew  
Notary Signature (SEAL)



**APPLICATION AGENT AUTHORIZATION FORM**

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

**Authority to Act as Agent**

On my/our behalf, I appoint Megan Carter Legacy Engineering Solutions, Inc.  
(Name of Person as Agent) (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for  
Plat application for The Reserve at Jewel Lake (Lots 28 and 50)  
(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions  
for approval of this application, still resides with me as the Applicant.

Applicant Title: Gary Sorensen, Manager

On Behalf of: My Jewel Home of Florida, LLC  
(Company Name, if applicable)

Telephone: 308-237-1475 Date: 3-27-17

Applicant Signature: Gary Sorensen

STATE OF ~~FLORIDA~~ NEBRASKA  
COUNTY OF BUFFALO

The Foregoing instrument was acknowledged before me this 27 day of March, 2017,  
by Gary Sorensen, whom is personally known by me  OR  
produced identification \_\_\_\_\_. Type of Identification Produced \_\_\_\_\_

Miriam D Merrihew  
Notary Signature (SEAL)



**APPLICATION AGENT AUTHORIZATION FORM**

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

**Authority to Act as Agent**

On my/our behalf, I appoint Megan Carter Legacy Engineering Solutions, Inc.  
(Name of Person as Agent) (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for  
Plat application for The Reserve at Jewel Lake (Lots 28 and 50)  
(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions  
for approval of this application, still resides with me as the Applicant.

Applicant Title: Rodger Powell, Manager

On Behalf of: My Jewel Home of Florida, LLC  
(Company Name, if applicable)

Telephone: (352) 258-5676 Date: 3/29/17

Applicant Signature: [Handwritten Signature]

STATE OF FLORIDA  
COUNTY OF ALACHUA

The Foregoing instrument was acknowledged before me this 29 day of MARCH, 2017,  
by Rodger Powell, whom is personally known by me  OR  
produced identification \_\_\_\_\_. Type of Identification Produced \_\_\_\_\_

[Handwritten Signature]  
Notary Signature (SEAL)



# Columbia County Tax Collector

generated on 3/16/2017 6:31:04 PM EDT

Tax Record

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2016	PAYMENT	2100942.0001	2016	\$4,425.59

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

# Columbia County Tax Collector

generated on 3/16/2017 6:34:35 PM EDT

## Tax Record

Last Update: 3/16/2017 6:34:36 PM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R02745-003	REAL ESTATE	2016			
Mailing Address GREATER SOUTHEASTERN LAND DEVELOPMENT LLC 10153 US HWY 90 WEST LAKE CITY FL 32055		Property Address 354 MABREY SW  GEO Number 044S16-02745-003			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002	N			
<u>Legal Description (click for full description)</u>					
04-4S-16 6200/6200 80.36 Acres COMM AT NE COR SEC, RUN W 74.82 FT TO A PT ON W R/W LINE CR-252, RUN S 7 DG W ALONG R/W 64.97 FT FOR POB, CONT S 7 DG W ALONG R/W, 241.92 FT TO PT OF CURVE, RUN SW'RLY ALONG CURVE, 880.26 FT, S 60 DG W 534.81 FT TO PT OF CURVE, RUN See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Exemption Value Amount	Taxable Value	Taxes Levied	
BOARD OF COUNTY COMMISSIONERS	8.0150	210,514	0	\$210,514 \$1,687.27	
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	210,514	0	\$210,514 \$157.47	
LOCAL	4.5040	210,514	0	\$210,514 \$948.16	
CAPITAL OUTLAY	1.5000	210,514	0	\$210,514 \$315.77	
SUWANNEE RIVER WATER MGT DIST	0.4093	210,514	0	\$210,514 \$86.16	
LAKE SHORE HOSPITAL AUTHORITY	0.9620	210,514	0	\$210,514 \$202.51	
Total Millage		16.1383	Total Taxes		\$3,397.34
Non-Ad Valorem Assessments					
Code	Levying Authority			Amount	
FFIR	FIRE ASSESSMENTS			\$53.74	
Total Assessments				\$53.74	
Taxes & Assessments				\$3,451.08	
If Paid By			Amount Due		
			\$0.00		

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2016	PAYMENT	2100942.0002	2016	\$3,313.04

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

# Columbia County Tax Collector

generated on 3/22/2017 11:24:14 AM EDT

## Tax Record

Last Update: 3/22/2017 11:24:15 AM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year															
R02439-242	REAL ESTATE	2016															
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Mailing Address</td> <td style="width: 60%;">Property Address</td> </tr> <tr> <td>MY JEWEL HOME OF FLORIDA LLC</td> <td>206 OLD CYPRESS SW</td> </tr> <tr> <td>10153 WEST HIGHWAY 90</td> <td></td> </tr> <tr> <td>LAKE CITY FL 32055</td> <td>GEO Number</td> </tr> <tr> <td></td> <td>044S16-02439-242</td> </tr> </table>			Mailing Address	Property Address	MY JEWEL HOME OF FLORIDA LLC	206 OLD CYPRESS SW	10153 WEST HIGHWAY 90		LAKE CITY FL 32055	GEO Number		044S16-02439-242					
Mailing Address	Property Address																
MY JEWEL HOME OF FLORIDA LLC	206 OLD CYPRESS SW																
10153 WEST HIGHWAY 90																	
LAKE CITY FL 32055	GEO Number																
	044S16-02439-242																
Exempt Amount	Taxable Value																
See Below	See Below																
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail</td> <td style="width: 33%;">Millage Code</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td>NO EXEMPTIONS</td> <td>002</td> <td></td> </tr> <tr> <td colspan="3"><u>Legal Description (click for full description)</u></td> </tr> <tr> <td colspan="3">04-4S-16 0100/0100 .27 Acres LOT 28 RESERVE AT JEWEL LAKE PHASE 1. WD</td> </tr> <tr> <td colspan="3">1183-1419, WD 1184-1285, WD 1198-507,</td> </tr> </table>			Exemption Detail	Millage Code	Escrow Code	NO EXEMPTIONS	002		<u>Legal Description (click for full description)</u>			04-4S-16 0100/0100 .27 Acres LOT 28 RESERVE AT JEWEL LAKE PHASE 1. WD			1183-1419, WD 1184-1285, WD 1198-507,		
Exemption Detail	Millage Code	Escrow Code															
NO EXEMPTIONS	002																
<u>Legal Description (click for full description)</u>																	
04-4S-16 0100/0100 .27 Acres LOT 28 RESERVE AT JEWEL LAKE PHASE 1. WD																	
1183-1419, WD 1184-1285, WD 1198-507,																	
Ad Valorem Taxes																	
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied												
BOARD OF COUNTY COMMISSIONERS	8.0150	152,797	0	\$152,797	\$1,224.67												
COLUMBIA COUNTY SCHOOL BOARD																	
DISCRETIONARY	0.7480	152,797	0	\$152,797	\$114.29												
LOCAL	4.5040	152,797	0	\$152,797	\$688.20												
CAPITAL OUTLAY	1.5000	152,797	0	\$152,797	\$229.20												
SUWANNEE RIVER WATER MGT DIST	0.4093	152,797	0	\$152,797	\$62.54												
LAKE SHORE HOSPITAL AUTHORITY	0.9620	152,797	0	\$152,797	\$146.99												
<b>Total Millage</b>		<b>16.1383</b>	<b>Total Taxes</b>		<b>\$2,465.89</b>												
Non-Ad Valorem Assessments																	
Code	Levying Authority	Amount															
FFIR	FIRE ASSESSMENTS	\$183.32															
GGAR	SOLID WASTE - ANNUAL	\$193.00															
<b>Total Assessments</b>					<b>\$376.32</b>												
<b>Taxes &amp; Assessments</b>					<b>\$2,842.21</b>												
<b>If Paid By</b>			<b>Amount Due</b>														
3/31/2017			\$2,842.21														
4/30/2017			\$2,927.48														
5/24/2017			\$2,955.98														



Prior Year Taxes Due
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NO DELINQUENT TAXES
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# Columbia County Tax Collector

generated on 3/22/2017 11:25:33 AM EDT

## Tax Record

Last Update: 3/22/2017 11:25:34 AM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R02439-264	REAL ESTATE	2011			
Mailing Address GREATER SOUTHEASTERN LAND DEVELOPMENT LLC 10153 US HWY 90 W LAKE CITY FL 32055		Property Address  GEO Number 163S33-02439-264			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002				
<u>Legal Description (click for full description)</u>					
16-3S-33 0000/0000 .30 Acres LOT 50 RESERVE AT JEWEL LAKE PHASE 1.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	28,800	0	\$28,800	\$230.83
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	28,800	0	\$28,800	\$21.54
LOCAL	5.3670	28,800	0	\$28,800	\$154.57
CAPITAL OUTLAY	1.5000	28,800	0	\$28,800	\$43.20
SUWANNEE RIVER WATER MGT DIST	0.4143	28,800	0	\$28,800	\$11.93
LAKE SHORE HOSPITAL AUTHORITY	0.9620	28,800	0	\$28,800	\$27.71
Total Millage		17.0063	Total Taxes		\$489.78
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$489.78
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
7/31/2014	PAYMENT	1304398.0011	2011	\$650.25

Prior Years Payment History

Prior Year Taxes Due
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NO DELINQUENT TAXES
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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:** 6/5/2017 **Meeting Date:** 6/15/2017

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

**Division Manager's Signature:** 

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

Z 0575 - Ordinance 2017-12 - A request by Isaiah Cully on behalf of IC Construction, LLC., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for Tax Parcel Number 28-3S-16-02365-201. District 3 - Bucky Nash

The Planning & Zoning Board held a public hearing on the proposed Site Specific Amendment to the Official Zoning Atlas (Rezoning) on May 25, 2017 and voted to recommend approval of Z 0575 to the Board of County Commissioners.

**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. 2017-12**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0575, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (“RSF-2”) TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (“RSF/MH-2”) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

Section 1. Pursuant to an application, Z 0575, by Isaiah Cully on behalf of IC Construction, LLC., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the zoning district is hereby amended from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for the 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 28-3S-16-02365-201

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

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

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

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

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

Attest:

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

\_\_\_\_\_  
P. DeWitt Cason, County Clerk

\_\_\_\_\_  
Ronald Williams, Chairman

**RESOLUTION NO. PZ/LPA Z 0575**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF THE REZONING OF TEN OR LESS CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

- a. The proposed change will be in conformance with the Comprehensive Plan and would not have an adverse effect on the Comprehensive Plan;
- b. The proposed change is compatible with the existing land use pattern in the area;
- c. The proposed change will not create an isolated district unrelated to adjacent and nearby districts;
- d. The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;
- e. The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;

- f. The proposed change will not adversely influence living conditions in the neighborhood;
- g. The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- h. The proposed change will not create a drainage problem;
- i. The proposed change will not seriously reduce light and air to adjacent areas;
- j. The proposed change will not adversely affect property values in the adjacent area;
- k. The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
- l. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- m. The proposed change is not out of scale with the needs of the neighborhood or the County.

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

Section 1. Pursuant to an application, Z 0575, an application by Isaiah Cully on behalf of IC Construction, LLC., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be amended from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for the 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 28-3S-16-02365-201

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

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 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 P. Jordan, Chairman





**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

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

May 25, 2017

**SUBJECT:** Z 0575 - A request to amend the Official Zoning Atlas from Residential Single Family - 2 ("RSF-2") to Residential Single Family /Mobile Home- 2 ("RSF/MH-2") on an approximate 0.51 acre subject property.

**APPLICANT/AGENT:** Isaiah Cully

**PROPERTY OWNER(S):** IC Construction, LLC.

**LOCATION:** North of Single Family Residential; South of NW Battle Hill Lane and Single Family Residential; East of Single Family Residential; West of Hidden Lake Subdivision and Single Family Residential; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 28-3s-16-02365-201

**ACREAGE:** ±0.51 acres

**EXISTING FLUM** Residential, Low Density (Less than or equal to 2 dwelling units per acre)

**PROPOSED FLUM** N/A

**EXISTING ZONING** Residential, Single Family-2 ("RSF-2")

**PROPOSED ZONING** Residential Single Family/Mobile Home- 2 ("RSF/MH-2")

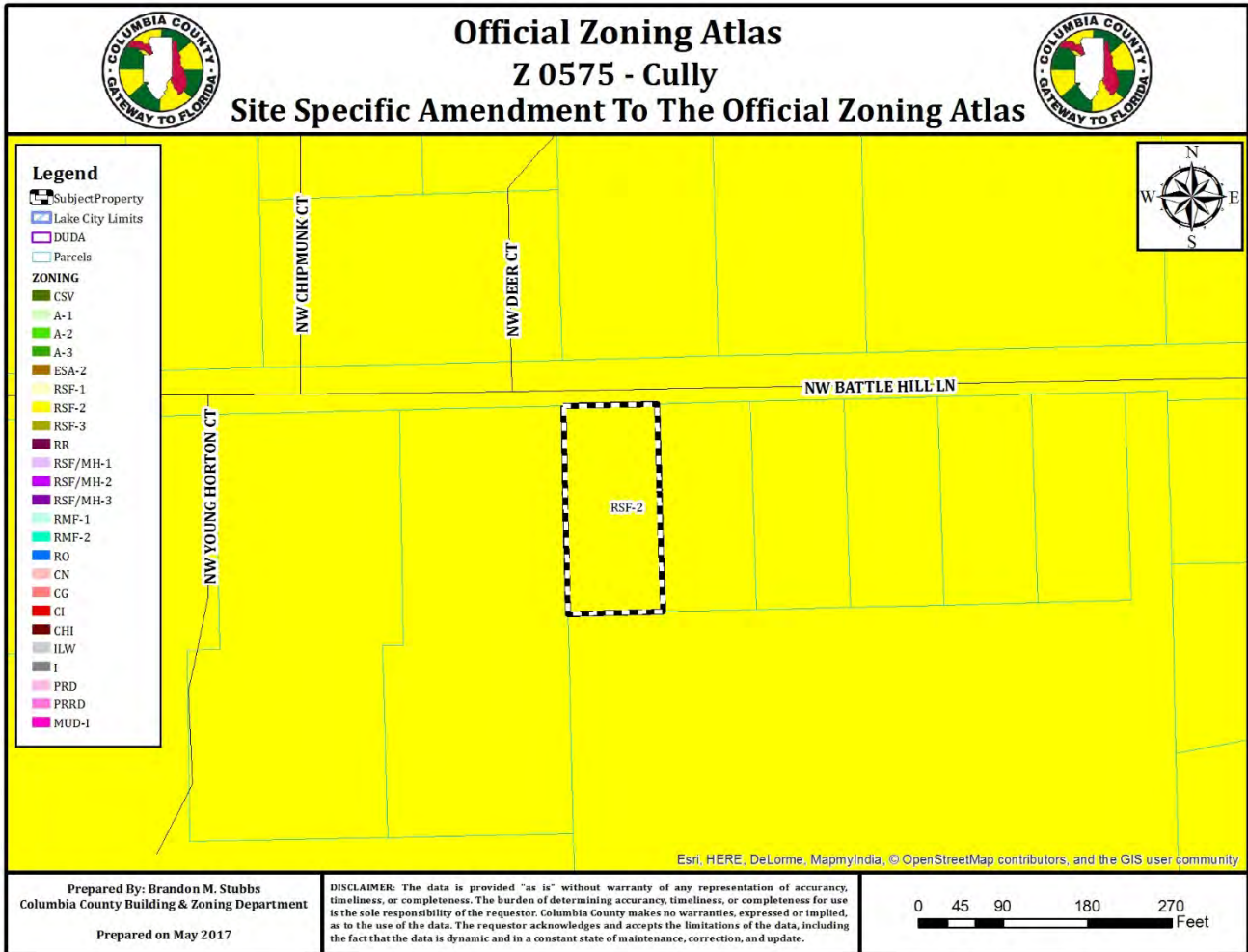
**PROJECT PLANNER:** Brandon M. Stubbs

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

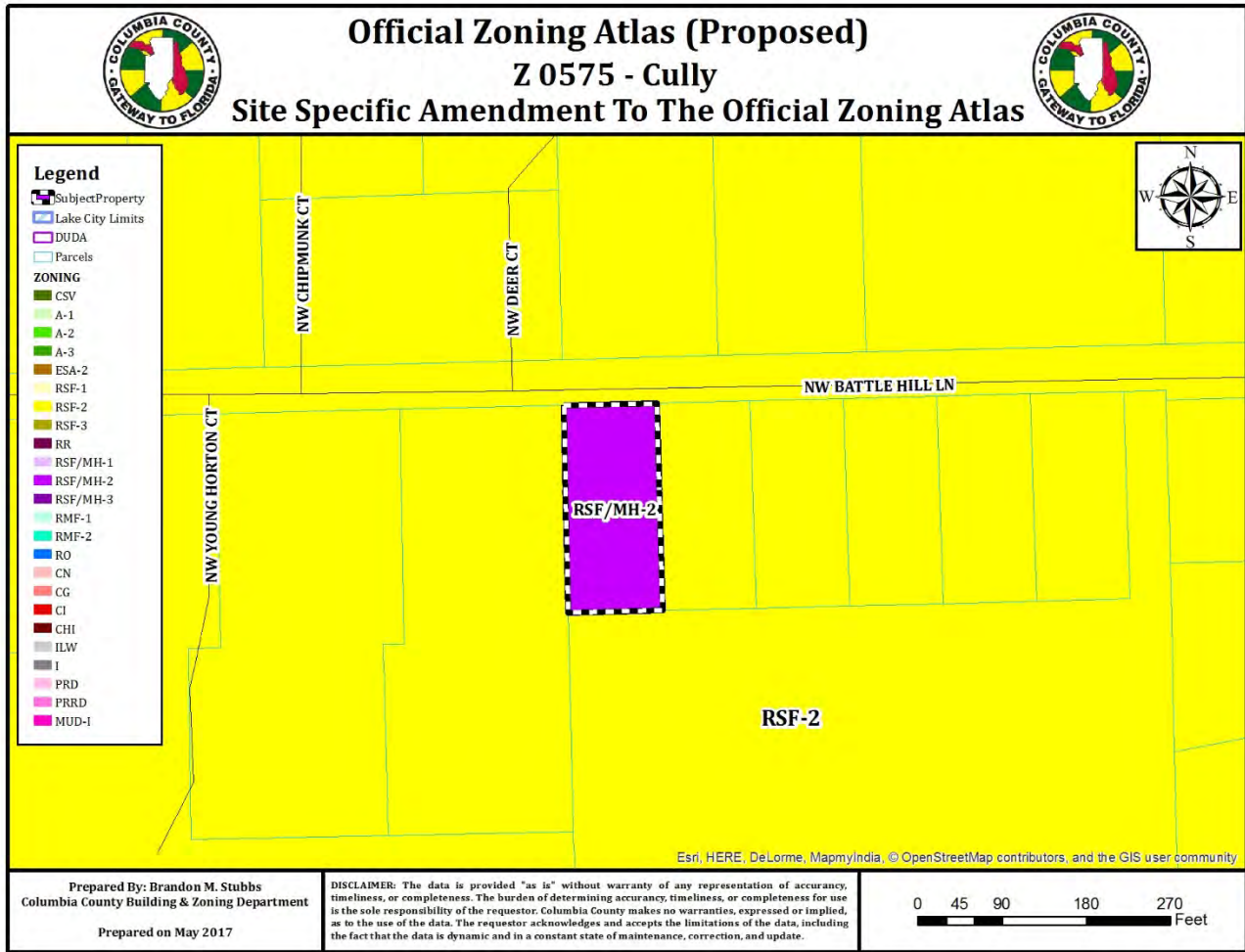
# SUMMARY

The proposed Site Specific Amendment to the Official Zoning Atlas (“rezoning”) would amend the zoning of ±0.51 acres from Residential Single Family - 2 (“RSF-2”) to Residential Single Family/Mobile Home- 2 (“RSF/MH-2”). The subject property is currently vacant.

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



**Map 2. Proposed Official Zoning Atlas with Subject Property**



The Residential Single Family/Mobile Home- 2 (“RSF/MH-2”) Zone District is described as follows in Section 4.8 of the Land Development Regulations (“LDRs”):

*“The “RSF/MH” Residential, (Mixed) Single Family/Mobile Home category includes three zone districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single-family residential areas of very low to moderate density for single-family dwellings and individual mobile homes within designated urban areas as defined within the county’s comprehensive plan. In addition to providing for mixed single-family/mobile home areas, this district also provides for public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with mixed single-family/mobile home residential development. In these districts, permitted non-residential uses and special exceptions may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts.”*

## ZONING DISTRICT COMPARISON

	Existing District	Proposed District
<b>Zoning District:</b>	Residential Single Family – 2 ("RSF-2")	Residential Single Family/Mobile Home – 2 ("RSF/MH-2")
<b>Max. Gross Density:</b>	2 Dwelling Units per acre	2 Dwelling Units per acre
<b>Minimum Lot Area</b>	20,000 sq ft	20,000 sq ft
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Typical Uses*:</b>	Single Family Dwellings; Public Parks & Recreational Areas; Homes of Six or Fewer Residents which Otherwise Meet the Definition of "Community Residential Facility"; Public Elementary and Middle Schools; Churches and other Houses of Worship; Existing Mobile Homes	Single Family Dwellings; Mobile Home Dwellings, Public Parks & Recreational Areas; Homes of Six or Fewer Residents which Otherwise Meet the Definition of "Community Residential Facility"; Public Elementary and Middle Schools; Churches and other Houses of Worship
<i>* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.</i>		

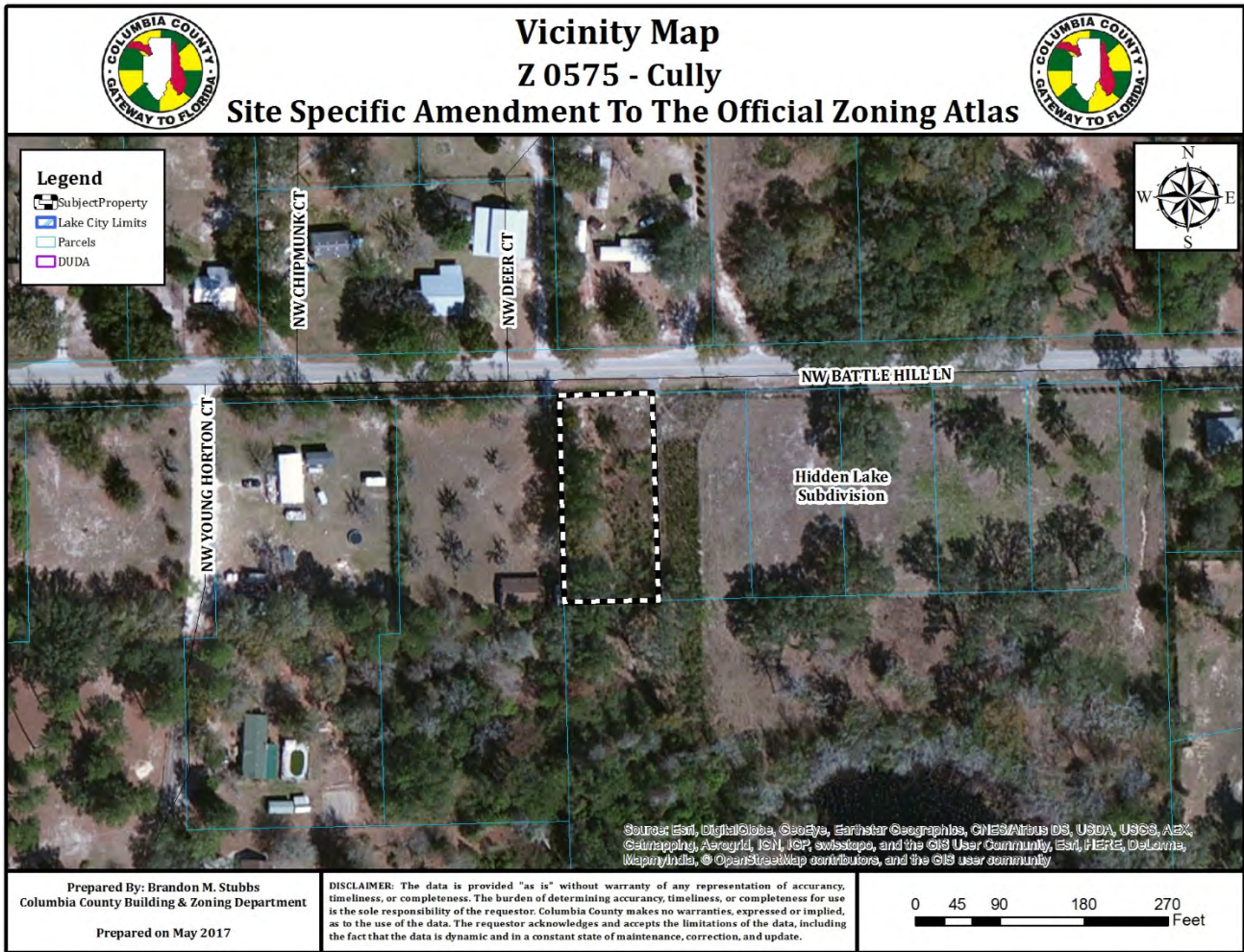
## SURROUNDING USES

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

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	NW Battle Hill Lane/Single Family Residential	Residential Low Density	Residential Single Family – 2 ("RSF-2")
South	Single Family Residential	Residential Low Density	Residential Single Family – 2 ("RSF-2")
East	Hidden Lake Subdivision/Single Family Residential	Residential Low Density	Residential Single Family – 2 ("RSF-2")
West	Single Family Residential	Residential Low Density	Residential Single Family – 2 ("RSF-2")

**Map 3. Vicinity Map**



**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

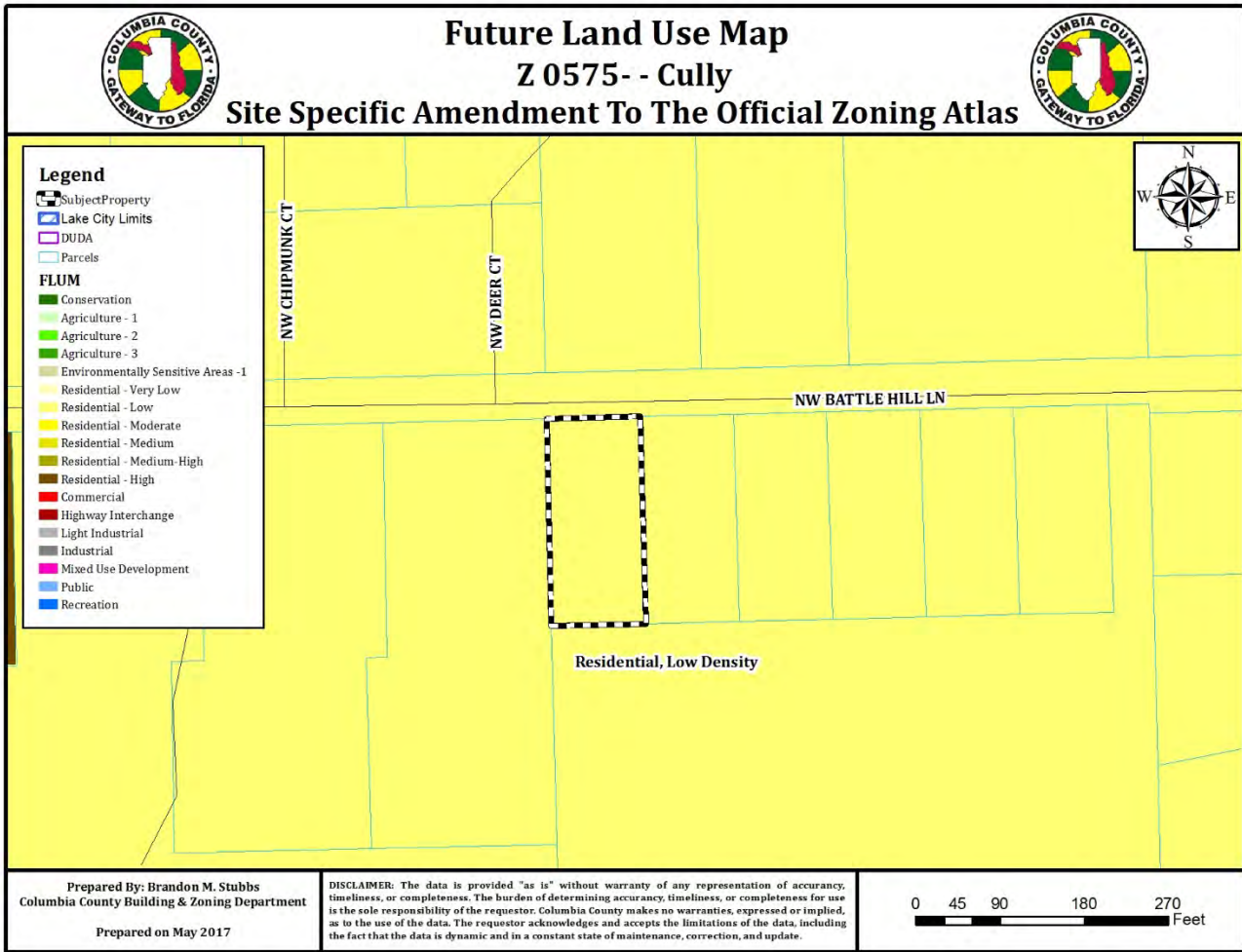
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

FLUM Designation	Existing Zoning Designation	Proposed Zoning Designation	Consistent
Residential Low Density	Residential, Single Family-2 ("RSF-2")	Residential, Single Family/Mobile Home-2 ("RSF/MH-2")	✓

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

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

**Map 4. Future Land Use Map**



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

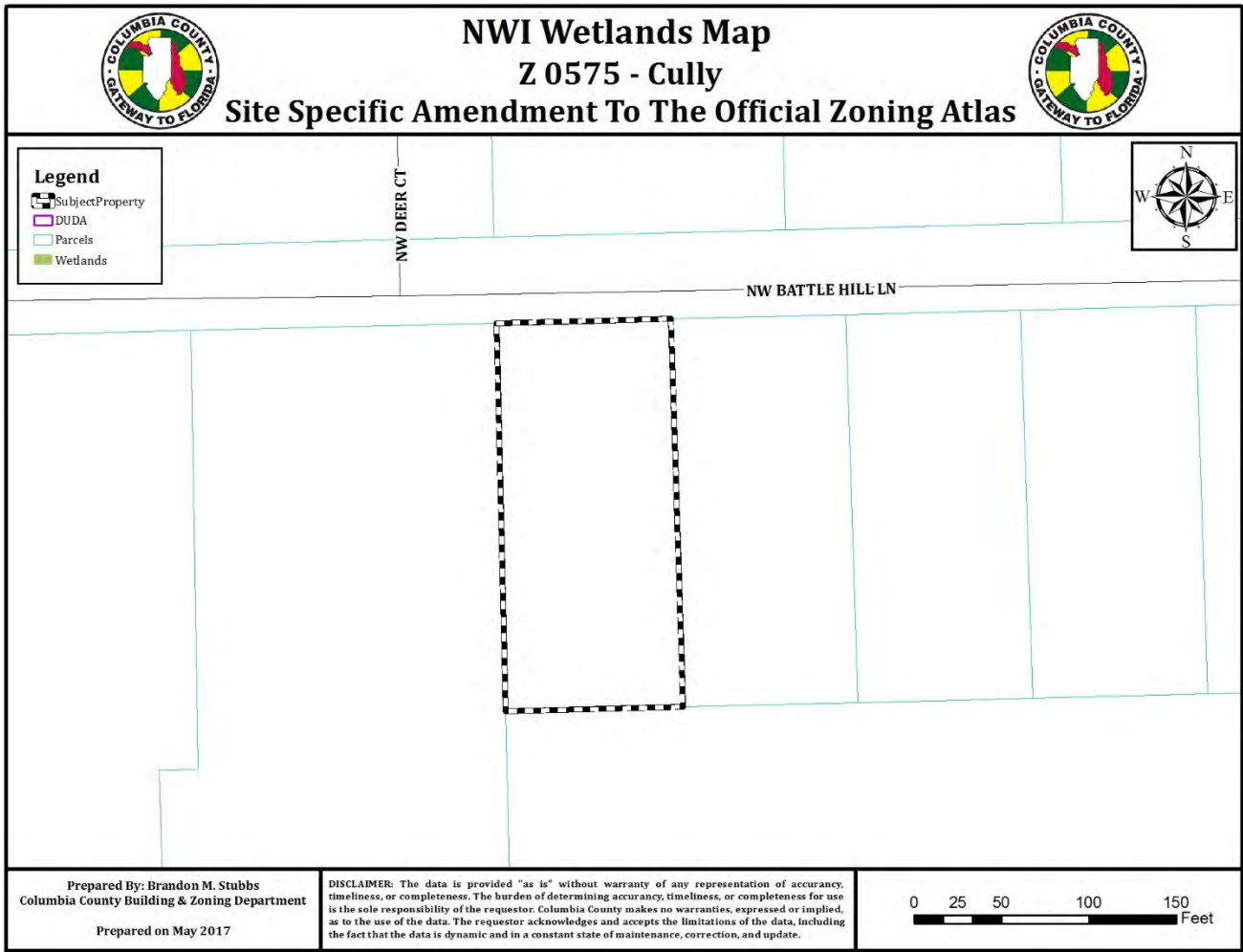
**ENVIRONMENTAL CONDITIONS ANALYSIS**

**Wetlands**

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

**Evaluation:** Given the subject property does not contain wetlands, there are no issues related to wetland protection.

**Map 5. Wetlands Map**



**Soil Survey**

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

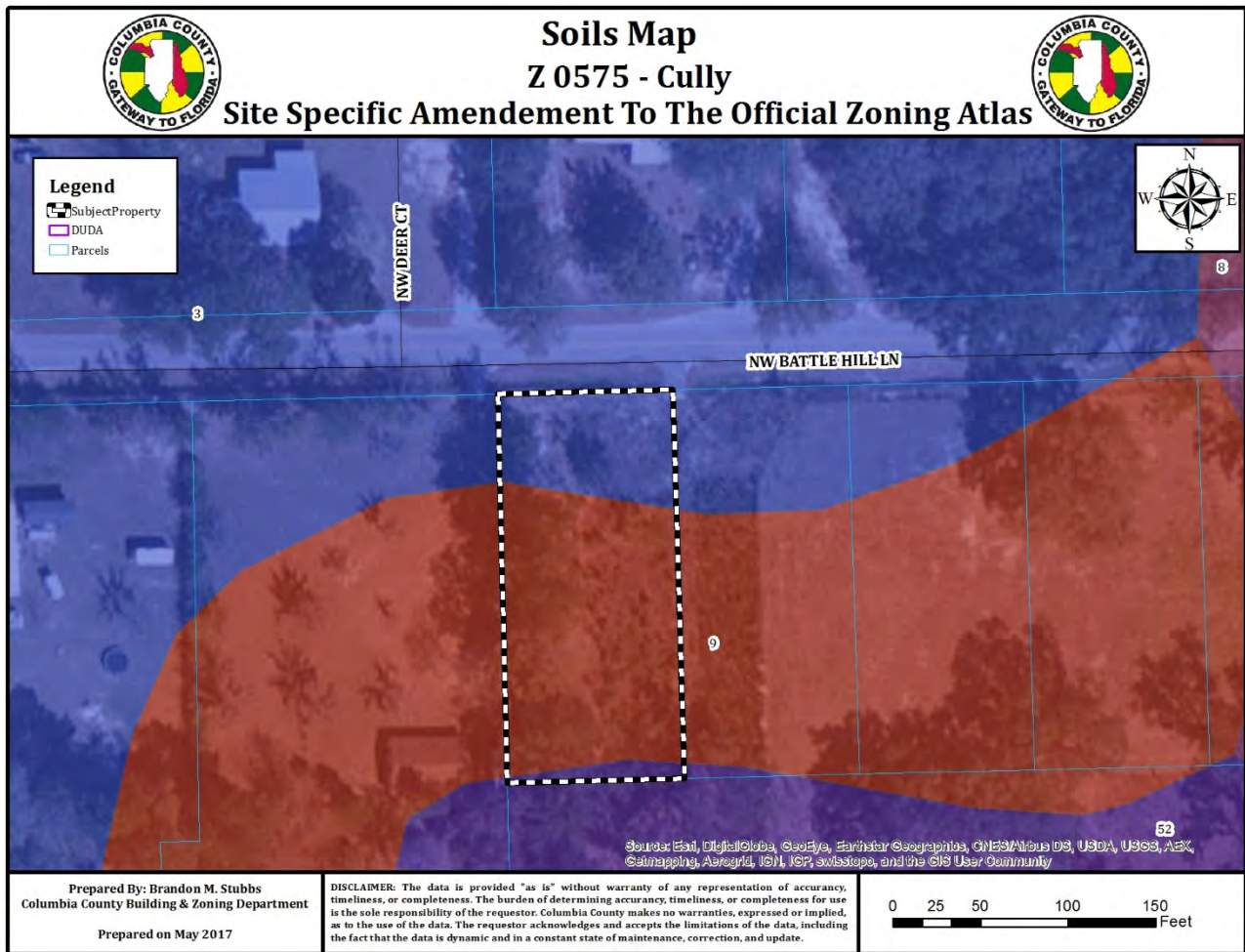
There are two (2) soil types found on the subject property:

- 1) Alpin fine sand soils (0 to 5 percent slope) are excessively drained, nearly level to gently sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Alpin fine sand soils (0 to 5 percent slope) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

2) Blanton fine sand soils (5 to 8 percent slopes) are moderately well drained, sloping soils on undulating landscapes. The surface and subsurface layers are comprised of fine sand to a depth of 49 inches. The subsoil layer is comprised of sandy loam and fine sandy loam to a depth of 80 inches. Blanton fine sand soils (5 to 8 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

**Evaluation:** The soil type on the subject property is Blanton Fine Sand. Blanton Fine Sand poses slight limitations for building development and moderate limitations for septic tank absorption field. At this time, there are no issues related to soil suitability.

**Map 6. Soils Map**



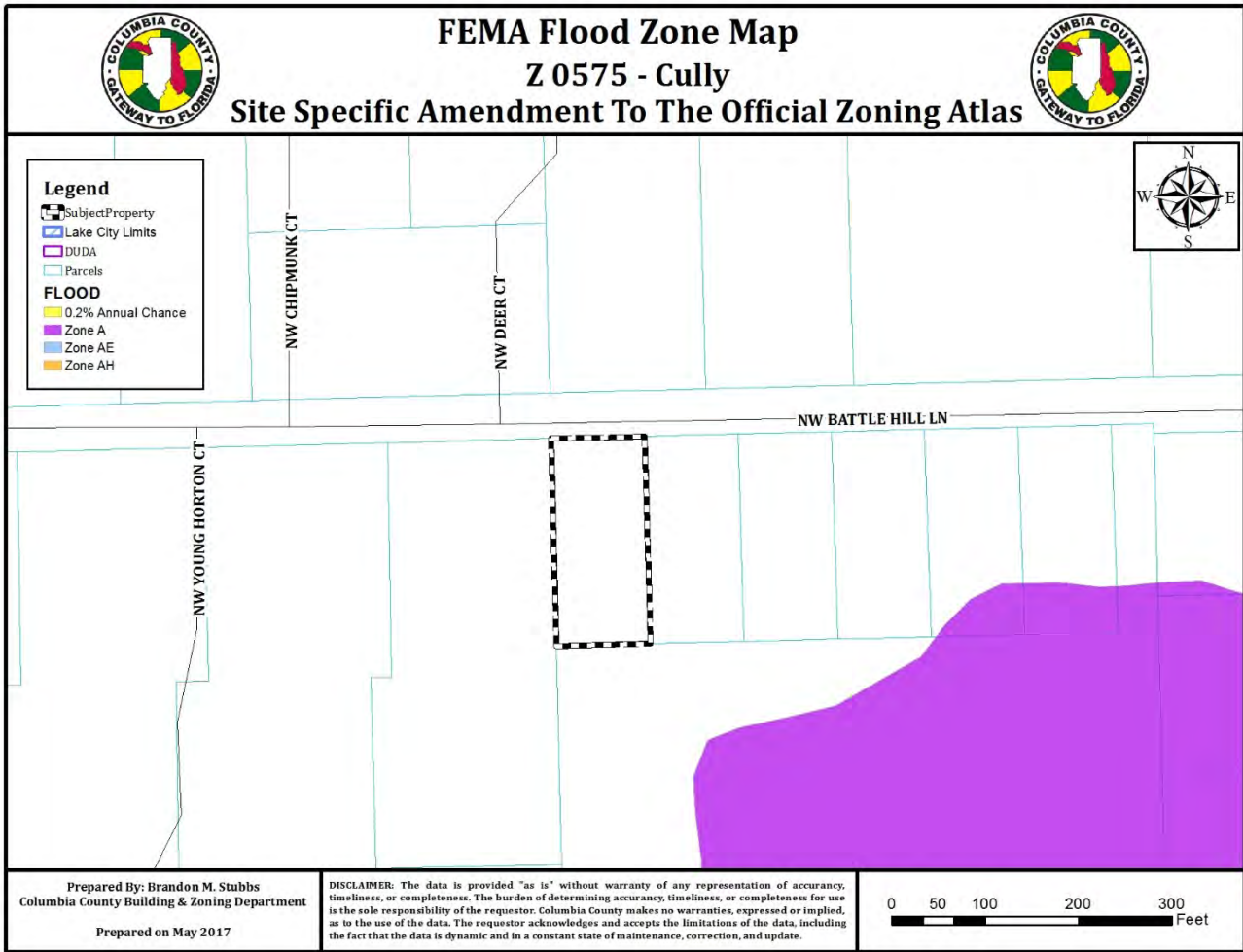
**Flood Potential**

Panel 0280C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

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



**Map 7. FEMA FIRM Map (Flood Map)**

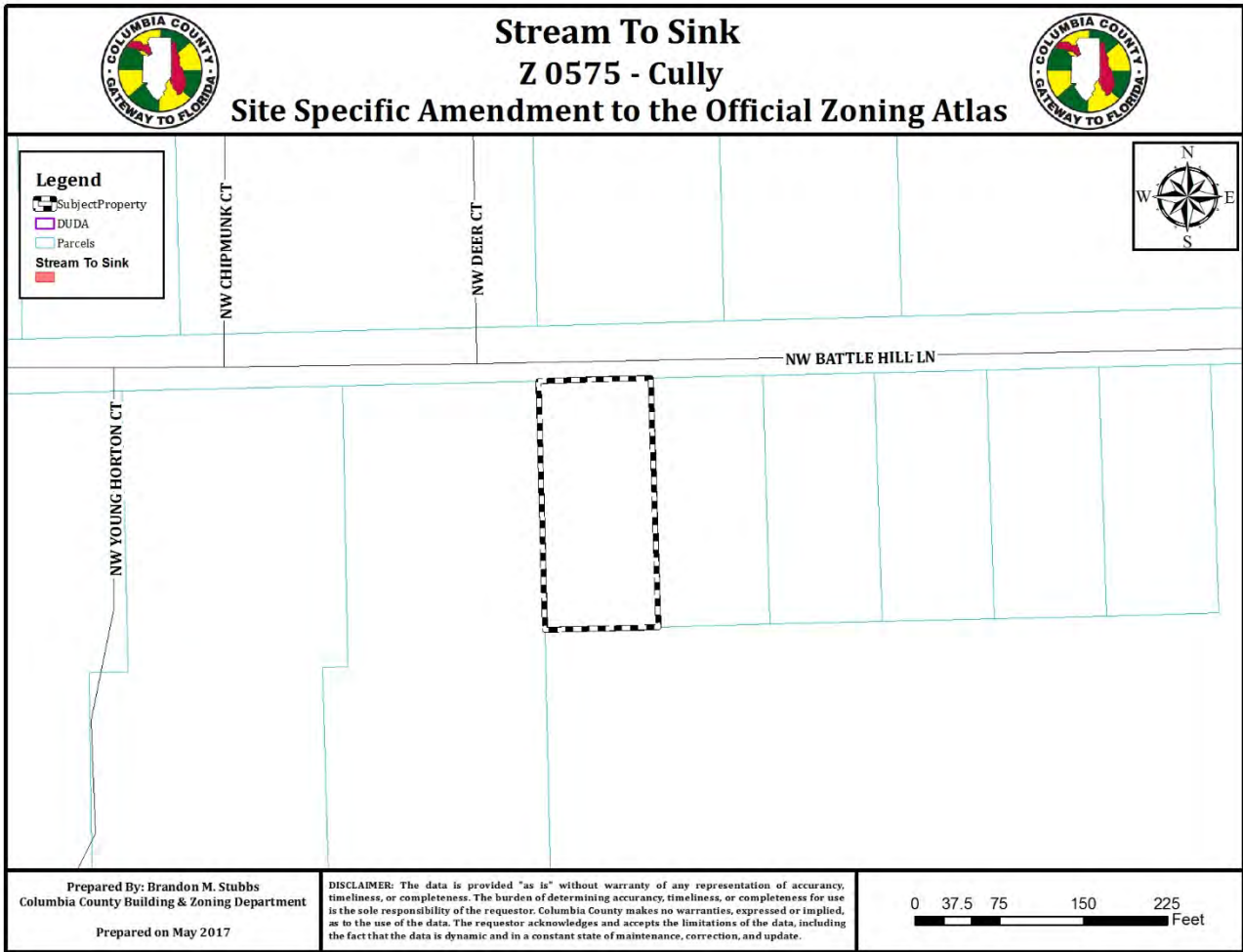


**Stream to Sink**

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

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

**Map 8. Stream To Sink Map**



**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 Clay Sand.

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

**Historic Resources**

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

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

## **Aquifer Vulnerability**

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

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

## **Vegetative Communities/Wildlife**

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

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

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

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

- 1) Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.

**Evaluation and Findings:** The subject property has a Residential, Low Density FLUM Designation. The Residential, Single Family/Mobile Home-2 ("RSF/MH-2") Zone District is consistent with the underlying FLUM Designation. It is not anticipated that the proposed amendment would have any adverse effects of the county's comprehensive plan.

- 2) The existing land use pattern.

**Evaluation and Findings:** The existing land use pattern in the area is predominantly single family residences; however, there are a few mobile homes in the area, including adjacent to the subject property. The mobile homes in the area are legal nonconforming. While the proposed amendment is not completely in character with the existing land use pattern, the proposed amendment isn't completely inconsistent with the existing land use pattern.

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

**Evaluation and Findings:** The subject property is located in an area predominantly designated for single family residential. The zoning designation the applicant proposes would potentially create an isolated district unrelated to adjacent and nearby districts.

- 4) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**Evaluation and Findings:** The applicant is requesting a Residential, Single Family/Mobile Home-2 ("RSF/MH-2") Zone District. The proposed zoning designation has the same intensity as the existing zoning designation; therefore, the proposed amendment would not increase or overtax the load on public facilities.

- 5) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**Evaluation and Findings:** While the existing district boundaries are not illogically drawn in relation to existing conditions, the surrounding area does contain existing mobile homes. Therefore, the proposed amendment would not be completely illogical in relation to existing

conditions.

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

**Evaluation and Findings:** While conditions in the surrounding area have not change substantially, existing conditions could warrant the passage of the proposed amendment.

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

**Evaluation and Findings:** The subject property is adjacent to a tract of land containing a mobile home uses; however, the surrounding area is predominantly single family residences. It cannot be said with certain that the proposed amendment would not adversely influence the living conditions of the neighborhood; however, it is not anticipated to adversely influence the living conditions of the neighborhood.

- 8) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**Evaluation and Findings:** The proposed amendment does not create any impacts to public facilities, including traffic.

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

**Evaluation and Findings:** The proposed amendment has no influence on drainage; therefore, there are no concerns regarding drainage.

- 10) Whether the proposed change will seriously reduce light and air to adjacent areas.

**Evaluation and Findings:** The proposed amendment will not seriously reduce light or air to adjacent areas.

- 11) Whether the proposed change will adversely affect property values in the adjacent area.

**valuation and Findings:** It cannot be said with certainty that the proposed amendment will not affect property values of the adjacent area.

- 12) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations

**Evaluation and Findings:** There are existing mobile homes in the area. Development of single family residential has continued in spite of these existing mobile homes; therefore, it is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

- 13) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**Evaluation and Findings:** The proposed amendment would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

- 14) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**Evaluation and Findings:** The applicant indicates a desires to place a mobile home of the subject property. The existing zoning does not allow for mobile homes.

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

**Evaluation and Findings:** It is not anticipated that the proposed amendment would not be out of scale with the needs of the neighborhood or county.

- 16) Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
1. The need and justification for the change.
  2. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

**Evaluation and Findings:** While it is not entirely impossible to find other sites in the county that allow the proposed use; the applicant owns the subject property. Further, as mentioned in the Comprehensive Plan Consistency Analysis above, the proposed amendment is in compliance with Columbia County's Comprehensive Plan.

## **PUBLIC FACILITIES IMPACT**

The proposed zoning designation has the same density as the existing zoning designation; therefore, the proposed amendment will not create any additional impacts.



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 0575

Application Fee \$1,250.00

Receipt No. 4731

Filing Date 4-17-17

Completeness Date 4-19-17

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

### A. PROJECT INFORMATION

- Project Name: \_\_\_\_\_
- Address of Subject Property: 334 Battlehill LN. Lake City FL
- Parcel ID Number(s): 28-35-16-02365-201
- Future Land Use Map Designation: Residential Low Density
- Existing Zoning Designation: RSF-2
- Proposed Zoning Designation: RSF/MH12
- Acreage: .51 AC.
- Existing Use of Property: vacant
- Proposed use of Property: MOBILE home (Residence)

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Isaiah Cully Title: Owner  
Company name (if applicable): IC Construction LLC  
Mailing Address: 585 SW Bishop Ave  
City: Lake City State: FL Zip: 32024  
Telephone: (346) 467-0036 Fax: ( ) Email: IsaiahC@Bellsouth.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): \_\_\_\_\_  
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 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: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
- 2. Has a previous application been made on all or part of the subject property:  
Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_  
Variance:  Yes \_\_\_\_\_     No \_\_\_\_\_  
Variance Application No. V \_\_\_\_\_  
Special Exception:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- 1. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
- 4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
  
- p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
  - i. The need and justification for the change.
  - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.



**NOTICE TO APPLICANT**

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

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

Isaiah Cully

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

4-12-17

Date

p. 79





0 0.005 0.01 0.015 0.02 0.025 0.03 0.035 0.04 0.045 0.05 mi

**Columbia County Property Appraiser**

Jeff Hampton | Lake City, Florida | 386-758-1083



**PARCEL: 28-3S-16-02365-201** | VACANT (000000) | 0.51 AC  
 LOT 1 HIDDEN LAKE S/D. WD 1116-2166, QC 1160-1779, DC 1302-465, CT 1318-132,

**FIRST FEDERAL BANK OF FLORIDA**  
 Owner: QUINTAIROS, PRIETO, WOOD &  
 BOYER, PA  
 255 S ORANGE AVE SUITE 900  
 ORLANDO, FL 32801  
 Site: 334 BATTLE HILL LN, LAKE CITY

**2016 Certified Values**

Mkt Lnd	\$11,664	Appraised	\$11,664
Ag Lnd	\$0	Exempt	\$0
Bldg	\$0	Assessed	\$11,664
XFOB	\$0	county:	\$11,664
Just	\$11,664	Total	city:\$11,664
Class	\$0	Taxable	other:\$11,664
			school:\$11,664

Sales 6/27/2016 \$10,300 V(U)  
 Info 4/16/2007 \$39,000 V(U)

NOTES:

This information, updated: 3/2/2017, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

### Concurrency Impact Analysis;

Property described is currently Zoned RSF-2, RSF-MH2 allows for same density therefor zoning change would have no impact.

Response to:

Analysis of requirements of Section 16.2, Land development Regulations

- a. Proposed change would be in conformance with county's comprehensive plan, and should not have an adverse affect on county's comprehensive plan.
- b. Land is vacant zoned RSF-2, land is currently unused.
- c. Proposed use is related to adjacent property and homes
- d. density pattern and possible increase should be very minimal if at all.
- e. No
- f. Yes
- g. Proposed change would NOT adversely change living conditions in neighborhood.
- h. Proposed change would not excessively increase traffic congestion
- I. Proposed change would not create drainage problem, land is not being modified.
- j. Proposed change would not reduce light or air to adjacent property's
- k. Proposed change would not adversely affect property values.
- l. Proposed change would not be a deterrent to the improvement of adjacent property's
- m. Proposed change would not grant a special privilege to owner vs. public welfare.
- n. Existing zoning is not zoned for mobile homes
- o. Change is NOT out of scale with area/neighborhood.
- p.
- i. Property was "purchased as" suitable for mobile homes, no deed restrictions deny mobile homes.
- ii. proposed amendment is intended for (a) single family residence

## Legal Description

28-3S-16 0000/0000 .51 Acres

LOT 1 HIDDEN LAKE S/D. WD 1116-2166, QC 1160-1779, DC 1302-465,  
CT 1318-132,

Parcel id#

28-3S-16-02365-201

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

ATS# 1-38484

### Special Warranty Deed

THIS WARRANTY DEED made the 2<sup>nd</sup> day of March, 2017, by First Federal Bank of Florida, hereinafter called the Grantor, whose address is 4705 US Hwy 90 West, Lake City, Florida 32055, to IC Construction, LLC, a Florida Limited Liability Company, hereinafter called Grantee, whose post office address is 585 SW Bishop Avenue, Lake City, Florida 32024;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA COUNTY, Florida, viz: Parcel ID# R02365-201

LOT 1, HIDDEN LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other. GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence;

Pete Nides  
Witness  
Pete Nides  
Printed Name:  
Kathryn E Baird  
Witness:  
Kathryn E Baird  
Printed Name:

FIRST FEDERAL BANK OF FLORIDA  
By: Stacey Gamble  
Stacey Gamble, Senior Vice President

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this 27<sup>th</sup> day of February, 2017, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared STACEY GAMBLE, SENIOR VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that She executed the same.  
Witness my hand and official seal in the County and State aforesaid this 27<sup>th</sup> day of February, 2017.

Kathryn E Baird  
Notary Public

My Commission Expires: 9-7-2019  
Notary Seal:



p. 85

**Tax Record**

Last Update: 2/22/2017 9:08:20 AM EST

Register for eBill

**Ad Valorem Taxes and Non-Ad Valorem Assessments**

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R02365-201	REAL ESTATE	2016

<b>Mailing Address</b> FIRST FEDERAL BANK OF FLORIDA QUINTAIROS, PRIETO, WOOD & BOYER, PA 255 S ORANGE AVE SUITE 900 ORLANDO FL 32801	<b>Property Address</b> 334 BATTLE HILL NW LAKE CITY  <b>GEO Number</b> 283S16-02365-201
--	--

Exempt Amount	Taxable Value
See Below	See Below

<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 002	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 28-3S-16 0000/0000 .51 Acres LOT 1 HIDDEN LAKE S/D. WD 1116-2166, QC 1160-1779, DC 1302-465, CT 1318-132,		

**Ad Valorem Taxes**

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	11,664	0	\$11,664	\$93.49
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,664	0	\$11,664	\$8.73
LOCAL	4.5040	11,664	0	\$11,664	\$92.53
CAPITAL OUTLAY	1.5000	11,664	0	\$11,664	\$17.49
SUNNAPER RIVER WATER MGT DIST	0.4093	11,664	0	\$11,664	\$4.77
LAKE SHORE HOSPITAL AUTHORITY	0.9620	11,664	0	\$11,664	\$11.22

<b>Total Millage</b>	16.1383	<b>Total Taxes</b>	\$188.23
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**Non-Ad Valorem Assessments**

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$53.74

<b>Total Assessments</b>	\$53.74
--------------------------	---------

Taxes & Assessments \$241.97

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2016	PAYMENT	1201226.0009	2016	\$232.29





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
IC CONSTRUCTION, LLC

### Filing Information

<b>Document Number</b>	L11000011042
<b>FEI/EIN Number</b>	27-4725824
<b>Date Filed</b>	01/26/2011
<b>Effective Date</b>	01/25/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	10/01/2013
<b>Event Effective Date</b>	NONE

### Principal Address

585 SW BISHOP AVE  
LAKE CITY, FL 32024

### Mailing Address

PO BOX 1174  
LAKE CITY, FL 32056

### Registered Agent Name & Address

CULLY, ISIAIAH J  
585 SW BISHOP AVE  
LAKE CITY, FL 32024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CULLY, ISIAIAH J  
585 SW BISHOP AVE  
LAKE CITY, FL 32024

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	01/26/2015
2016	03/01/2016
2017	02/11/2017

**TY REPORTER**

olumbia County, Florida

STATE OF  
COUNTY

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 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 advertise-  
ment; 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. RIOTTA  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES AUGUST 12, 2021

*Kathleen A. Riotta*  
Notary Public

Legal Copy  
As Published

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL

PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on May 25, 2017 at 8:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

Z 0575, an application by Isalah Cully on behalf of IC Construction, LLC., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be amended from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) for the 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 28-3S-16-0E365-2041

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 Hemendo Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

341101  
May 12, 2017



**PUBLIC NOTICE:** *Posted 5/12/17*  
**NOTICE OF PUBLIC HEARING** *MS*  
**BEFORE THE PLANNING & ZONING BOARD OF**  
**COLUMBIA COUNTY, FLORIDA.**

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the **Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency** of Columbia County, Florida, at public hearings on **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.

**Z 0575, an application by Isaiah Cully on behalf of IC Construction, LLC., owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be amended from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for the 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 28-3S-16-02365-201

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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



PO Box 1334  
Lake City, FL 32050  
Phone: 888-722-1220  
Fax: 386-752-9400  
Email: florida@bbscc.com

AFFIDAVIT OF PUBLICATION

LEGAL COUNSEL: 33D 12017-12 00170  
OFFICE OF PRACTICE MGR

STATE OF FLORIDA  
COUNTY OF COLUMBIA

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

05/14/2017

  
\_\_\_\_\_  
Notary

Given to and subscribed before me this 2nd day of June, 2017.

  
\_\_\_\_\_  
Kathleen A. Blutes, Notary Public

My commission expires August 31, 2018



**NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**

NOTICE IS HEREBY GIVEN that the ordinance, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on June 15, 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 Hemendo Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances reads, as follows:

**ORDINANCE NO. 2017-12**  
**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0575, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

All persons are advised that, if they decide to appeal any decisions made at the public hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

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

346341  
June 2, 2017



**PUBLIC NOTICE:** *Posted 6-2-17 BMS*

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

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the **Board of County Commissioners** of Columbia County, Florida, at public hearings on **June 15, 2017 at 5:30 p.m.**, or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances read, as follows:

## **ORDINANCE NO. 2017-12**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0575, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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



**PUBLIC  
NOTICE**

NOTICE TO THE PUBLIC  
REGARDING THE  
PROPOSED  
CONSTRUCTION OF  
A NEW  
WATER TREATMENT PLANT  
AT THE  
MUNICIPALITY OF  
MOUNTAIN VIEW, TEXAS





COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM 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: 6/15/2017 Meeting Date: 6/15/2017

Name: Brandon M. Stubbs Building And Zoning

Division Manager's Signature: [Handwritten Signature]

1. Nature and purpose of agenda item:

First Reading of CPA 0224 - Ordinance 2017-11 - Large Scale Comprehensive Plan Amendment ("LSCPA"): A request by Kerri J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY INTERCHANGE to AGRICULTURE for Tax Parcel Numbers 35-2s-15-00109-000, 35-2s-15-00111-001, and a portion of Tax Parcel Numbers 36-2s-15-00115-000 and 26-2s-15-00098-000. The Planning & Zoning Board held a public hearing on the proposed LSCPA on May 25, 2017 and recommend approval of CPA 0224 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.

**ORDINANCE O. 2017-11**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AN AMENDMENT, PURSUANT TO AN APPLICATION, CPA 0224, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 3.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO AGRICULTURE OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan;

WHEREAS Sections 63.3161 through 163.3248, Florida Statutes as amended, the Comprehensive Planning Act, empowers and requires the Board of County Commissioners to prepare, adopt and implement a comprehensive plan;

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 3.3174, Florida Statutes, as amended, and the Land Development Regulation, the Planning and Zoning Board, serving as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS the Board of County Commissioners held the required public hearing, with public notice having been provided, pursuant to the procedures established in Sections 163.3161 to 163.3248, Florida Statutes, as amended, 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 as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS the Board of County Commissioners has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies and those of other affected elements of 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.

NO THE FORE BE IT O AI D Y THE B ARD OF COUNT C MISSIO RS OF  
COLUM IA UNTY, FLORIDA, AS FOLLOWS:

Section 1 Pursuan o an applic ion, CPA 0224, a appli tion by Kerri J. Burns of Golde  
sociat Inc., agent for Florida Power and Light Company, owner, to amend the Future Land Use  
Plan Map the Comprehensive Plan by amending the future land use classification from HIGHWAY  
INTERCHA to AGRICULTURE for the property described, as follows:

COMMENCE the Northwest corner of Section 35, Township 2 South, Range 15 East, Columbia  
County, orida a d run ort 88 8'31" East al g t North lin of the N rt est ¼ of the  
Nor wes ¼ of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue  
North 88 31" East along said North line of the Northwest ¼ of the Northwest ¼ of Section 35 a  
distance 1301.45 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section  
35; then North 88°29'41" East along the North line of said Northeast ¼ of the Northwest ¼ a  
distance 1330.78 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section  
35; then North 88°28'45" East along the North line of said Northwest ¼ of the Northeast ¼ of  
Section a distance of 1331.25 feet to the Southwest corner of the East ½ of the Southeast ¼ of  
Section Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35"  
West along the West line of said East ½ of the Southeast ¼ of Section 26 a distance of 1800.20 feet  
more or l s; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast ¼  
of Secti 26; thence South 00°36'46" East along the East line of said Southeast ¼ of Section 26 a  
distance 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest  
corner o ection 36, Township 2 South, Range 15 East; thence North 88°26'06" E along the North  
Line of t Northwest ¼ of the Northwest ¼ of said Section 36 a distance of 500.03 feet more or  
less; t ce S th 00 6'17" East, p allel with the West li of said ect on 3 , a dista of  
2321. 6 et to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate  
Highway . 10, onc e t the South having a adius o 23088.32 eet an a c ral angle of  
02°23'27 thence Westerly along the arc of said curve, along said Northerly Right-of-Way line of  
Interstat Highway 10, a distance of 963.45 feet to the end of said curve and the Southeast corner of  
Intersta Highway 10 Rest Area, where the chord bears North 79°05'02" West, a distance of 963.38  
feet; th e North 09°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a  
distance of 613.13 et t he N theast of said Int rsta Highway 1 Rest Are thnce N th  
81°39'09" est, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85  
feet; th ce North 81°36'09" West still along the North line of said Interstate Highway 10 Rest Area,  
a distanc of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence  
South 38 00" West along the West line of said Interstate Highway 10 Rest Area a distance of  
699.99 f to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a  
point on t e Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West  
along sa d Northerly Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point  
on the Ea line of the Northwest ¼ of Section 35; thence North 81°44'10" West still along said  
Northerly Right-of- y line of Inte ta Highway 1 a dista of 1366 5 et; thnce N th  
02°26'19" East a d tance of 533.81 feet; the e South 86° 5'19" West a d stan e of 0.12 feet  
thence N h 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of  
400.00 f ; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a  
distance 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly  
Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly  
Right-of-Way line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly  
Right-of-Way line of NW Adams Road; thence North 01°56'31" West along said Easterly Right-of-  
Way line o 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°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 35-2s-15-00109-000, 35-2s-15-00111-001, and a portion of Tax Parcel Numbers 36-2s-15-00115-000 and 26-2s-15-00098-000

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

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

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

The effective date of this plan amendment shall be thirty (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 63.3161 through 63.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it becomes effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Tallahassee Building, First Floor, Tallahassee, Florida 99-6508.

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

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of County Commissioners this \_\_\_ day of \_\_\_\_\_ 2017.

Attest: BOARD OF COUNTY COMMISSIONERS  
OF COLUMBIA COUNTY, FLORIDA

\_\_\_\_\_  
P. DeWitt Cason, County Clerk

\_\_\_\_\_  
Ronald Williams, Chairman

**RESOLUTION NO. PZ/LPA CPA 0224**

**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 OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO AGRICULTURE OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, Sections 163.3161 to 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 Comprehensive Plan, 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, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of 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, CPA 0224, an application by Kerri J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the Future 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 15 East, Columbia County, Florida and run North 88°28'31" East along the North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue North 88°28'31" East along said North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 35; thence North 88°29'41" East along the North line of said Northeast ¼ of the Northwest ¼ a distance of 1330.78 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 35; thence North 88°28'45" East along the North line of said Northwest ¼ of the Northeast ¼ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East ½ of the Southeast ¼ of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35" West along the West line of said East ½ of the Southeast ¼ of Section 26 a distance of 1800.20 feet more or less; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast ¼ of Section 26; thence South 00°36'46" East along the East line of said Southeast ¼ of Section 26 a distance of 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest corner of Section 36, Township 2 South, Range 15 East; thence North 88°26'06" E along the North Line of the Northwest ¼ of the Northwest ¼ of said Section 36 a distance of 500.03 feet more or less; thence South 00°56'17" East, parallel with the West line of said Section 36, a distance of 2321.16 feet to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate Highway No. 10, concave to the South having a radius of 23088.32 feet and a central angle of 02°23'27"; thence Westerly along the arc of said curve, along said Northerly 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 Rest Area, where the chord bears North 79°05'02" West, a distance of 963.38 feet; thence North 09°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 Rest Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North 81°36'09" West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South 38°21'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest ¼ of Section 35; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1366.45 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 86°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of 400.00 feet; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a distance of 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 01°56'31" 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 35-2s-15-00109-000, 35-2s-15-00111-001, and a portion of Tax Parcel Numbers 36-2s-15-00115-000 and 26-2s-15-00098-000

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

Section 3. This resolution shall become effective upon adoption.

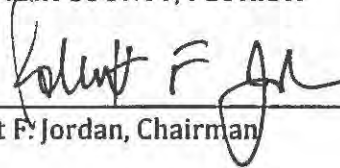
PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 25<sup>th</sup> day of May 2017.

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





**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Planning Zoning Board Hearing Date:  
Legislative Hearing**

May 25, 2017

**SUBJECT:** CPA 0224 – A request for a Large Scale Amendment to the Future Land Use Map (“F M”) of the Comprehensive Plan from HIGHWAY INTERCHANGE to AGRICULTURE on an approximately 253.25 acre subject property.

**APPLICANT:** Kerry Farms of Golder Associates, Inc.

**PROPERTY OWNER(S):** Florio & Light Company

**LOCATION:** North of Interstate Highway 1 (I-10); south of vacant agricultural lands; East of Adams Road and Suwannee County; West of Interstate Highway 75 (I-75); Columbia County, Florida.

**PARCEL ID NUMBER(S):** 35-2s-15-00109-000, 35-2s-15-00111-001, and a portion of Tax Parcel Numbers 36-2s-15-00115-000 and 26-2s-15-00098-000

**ACREAGE:** ±253.25 Acres

**EXISTING ZONING:** Highway Interchange

**PROPOSED ZONING:** Agriculture

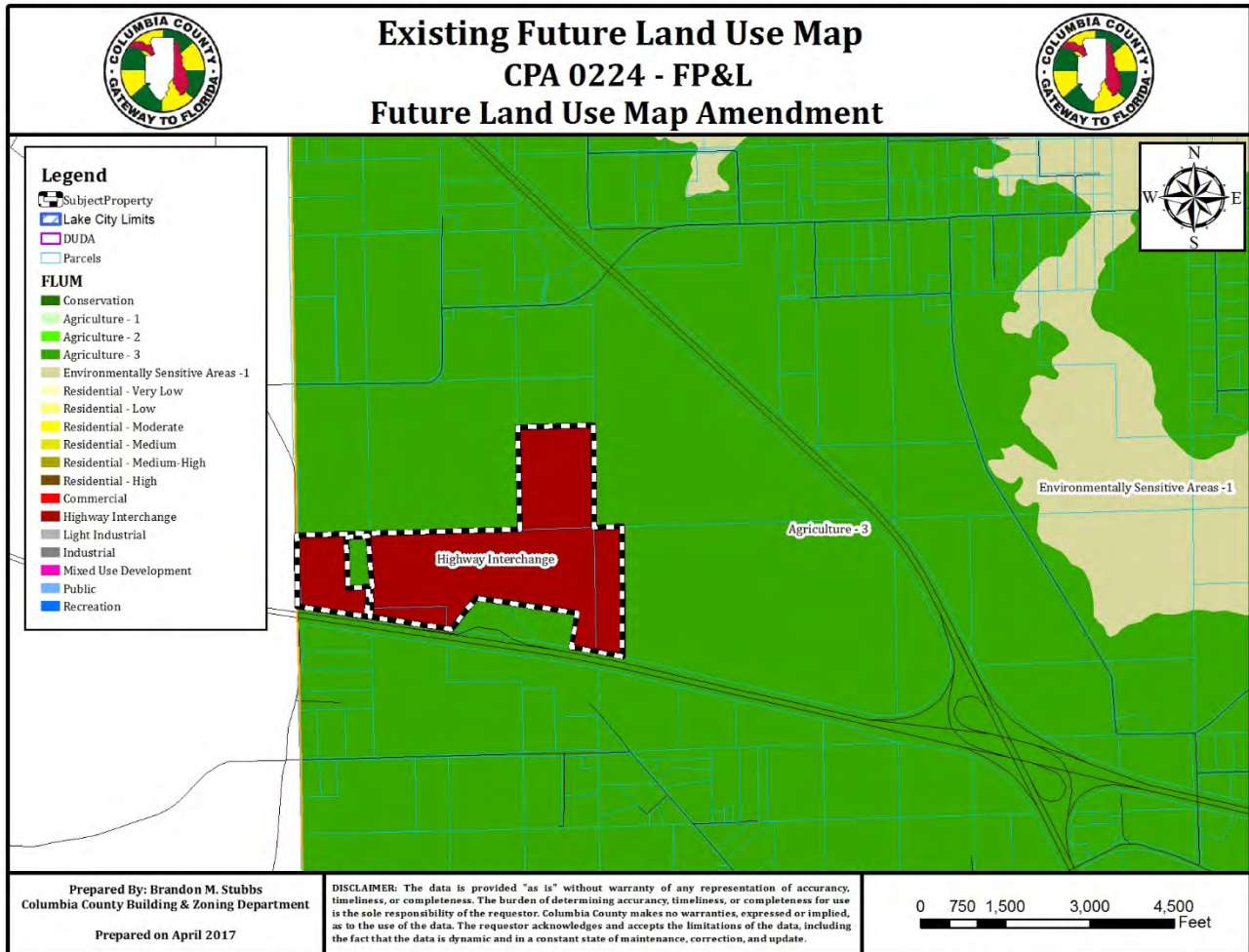
**PROPOSER:** Brandt Stubbs

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

# SUMMARY

The proposed Large Scale Amendment to the Future Land Use Map of the Comprehensive Plan would amend the FLUM Designation of ±253.25 acres from Highway Interchange to Agriculture. The subject property is currently vacant.

**Map 1. Existing FLUM with Subject Property**



The AGRICULTURE FLUM Designation is described as follows in Policy I.2.2 of the Future Land Use Element of the Comprehensive Plan:

*"Agricultural land use. Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policy contained within the comprehensive plan and dwelling units.*

*In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills planing mills and other wood processing plants, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, ring or boarding stables, drive-in heaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet)*

elding s op (not to exceed 2,500 sq re fee ), home occu tions, off site sign bottled w ter plants, private clubs and lodges, flea markets; explosives (manufacturing or storage); biomedical waste st ge or treatment facilities intensive agriculture (only if locat outside of a high roundwa r aquifer recharge area as shown on Illus rat n A-XI) an other similar uses compatible with agricult re uses may be a rov as speci l ception and be s jec to an te it of .25 floor area ratio."

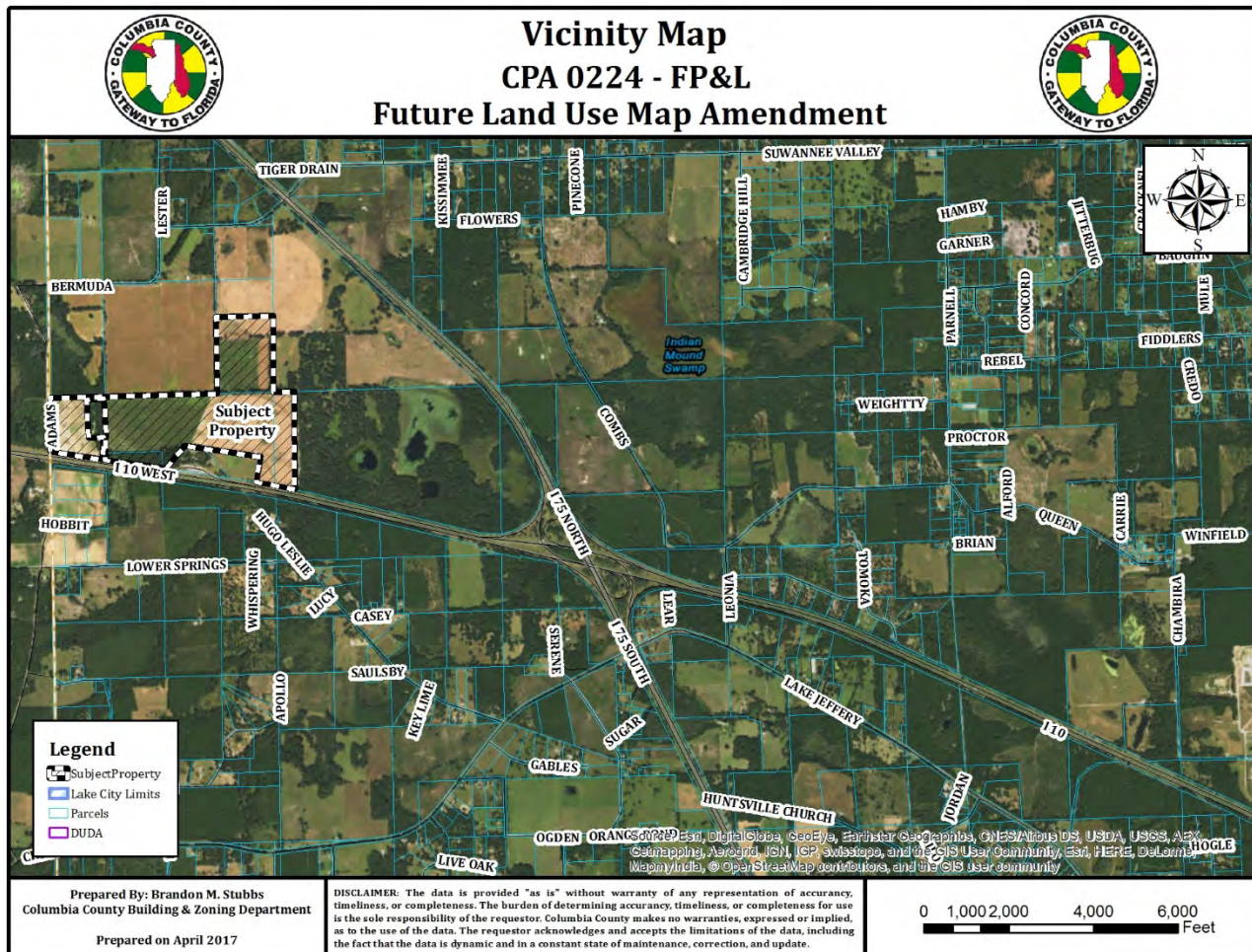
## SURROUND USES

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

**Table Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	V nt Ag cultural Lands	Agriculture	Agriculture-3 ("A-3")
South	I irstate Highway 10 (I-10)	Agriculture	Agriculture-3 ("A-3")
East	In state Highway 75 (I-75)	Agriculture	Agriculture-3 ("A-3")
West	V nt A cultural Lands/ Suwannee unt y	Agriculture	Agriculture-3 ("A-3")

**Map 2 vicinity Map**



## C NSISTENC WITH THE COMPREHENSIVE PLAN

If approved, the Future Land Use Map Designation ("FLUM") will be consistent with the existing zoning designation. Below is a chart of the existing and proposed FLUM Designation and the existing corresponding zoning designation consistent with said proposed FLUM Designation.

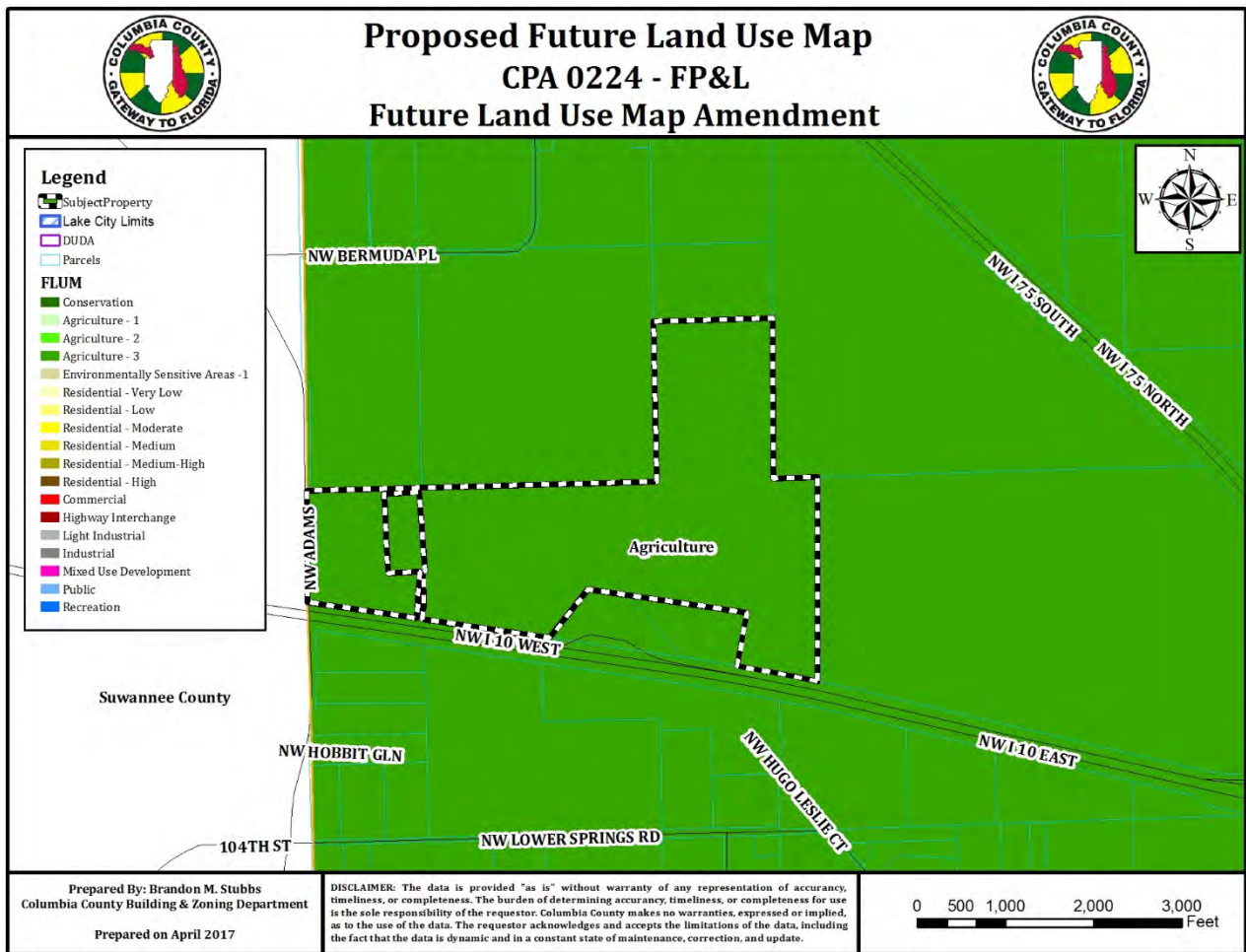
**Table 2 Zoning Consistency with Underlying Future Land Use Map Designation**

Existing UM Designation	Proposed UM Designation	Existing Zoning Designation	Consistent
Highway Interchange	Agriculture	Agriculture-3 ("A-3")	✓

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

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

### Map 3. Proposed Future Land Use Map



Staff reviewed the application for a Future Land Use Map ("FLUM") Amendment for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## FLUM DESI NATION COMPARISON

	Existing Designation	Proposed Designation
<b>Zoning District:</b>	High Density Exchange	Agriculture
<b>Max. Gross Density:</b>	N/A	1 Dwelling Unit Per Five (5) Acres
<b>Floor Area Ratio:</b>	0.25	N/A

Given that existing FLUM Designation is a commercial designation and the proposed is an agricultural designation, there are no impacts to public facilities as a result of the proposed FLUM Amendment.

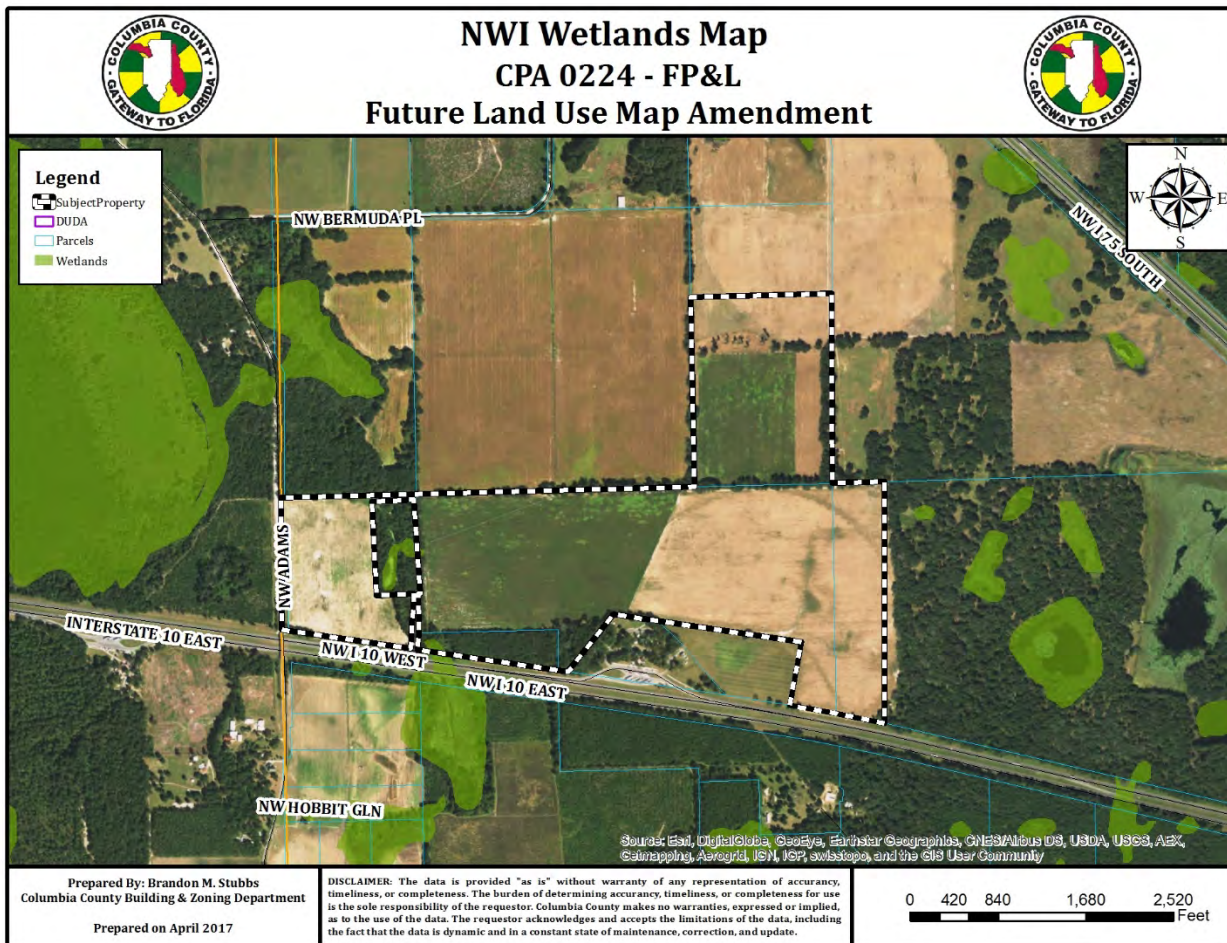
## ENVIRONMENTAL CONDITIONS ANALYSIS

### 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 a portion of the subject property.

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

### Map 4. Wetlands Map



## **Soil Survey**

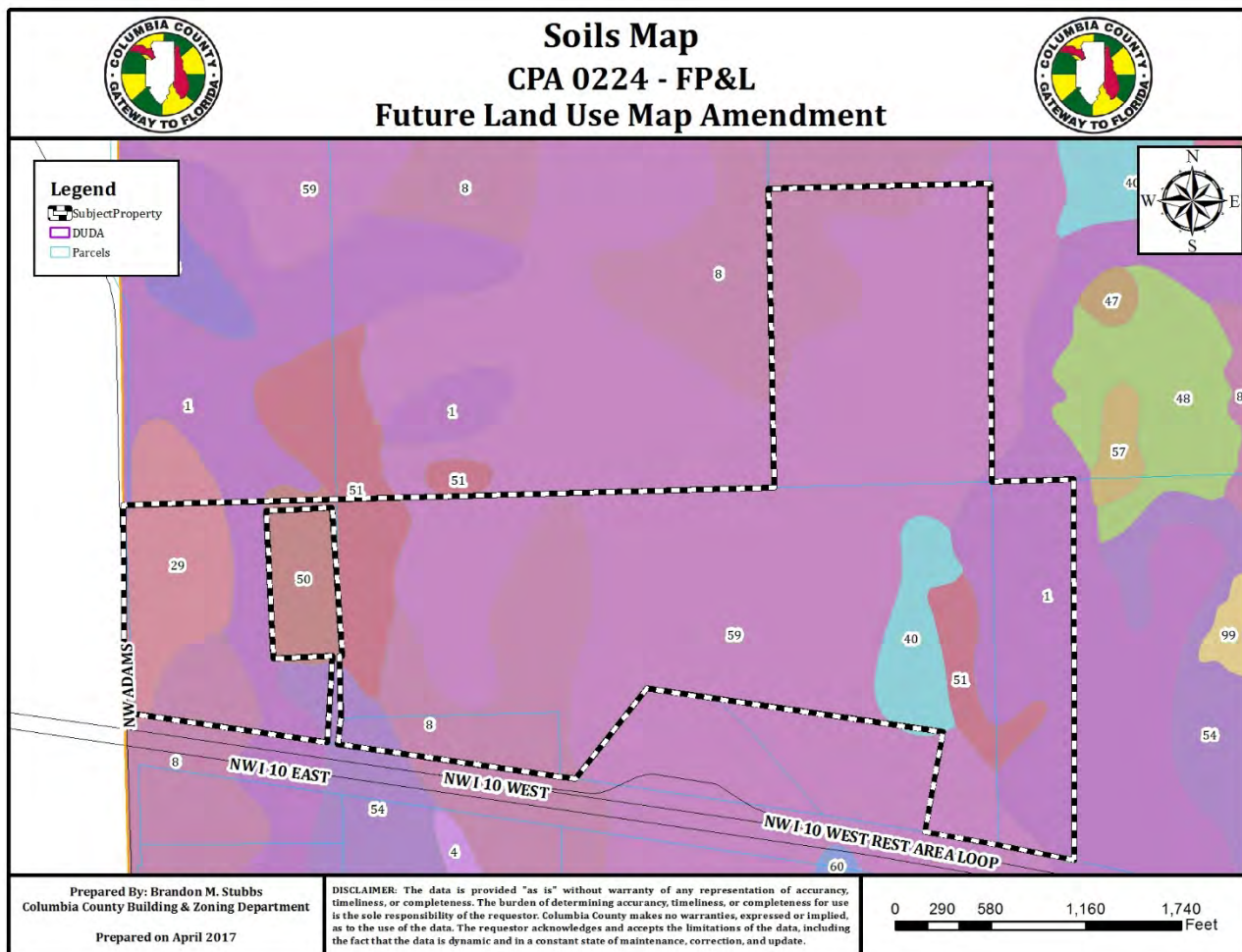
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. 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 are even (7) soil types found on the subject property:

- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly drained drainageways and undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Troup fine sand (2 to 5 percent slope) soils are well drained, gently sloping soils on broad ridges and undulating terrain. The surface and subsurface layers consist of fine sand and loamy sand to a depth of 54 inches. The subsoil layers consist of fine sandy loam and sandy clay loam to a depth of 80 inches. Troup fine sand (2 to 5 percent slope) have slight limitations for building site development and severe limitations for septic tank absorption fields.
- 3) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on road ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 4) Lakeland fine sand soils (0 to 5 percent slopes) are excessively drained, nearly level to gently sloping soils on road, slightly elevated ridges. The surface and subsurface layers are comprised of fine sands to a depth of 55 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Lakeland fine sand soils (0 to 5 percent slope) have slight limitations for building site development and septic tank absorption fields.
- 5) Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the upland. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches. Ocilla fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 6) Plummer fine sand soils are poorly drained, nearly level soils on broad flat areas and adjacent drainageways and ponds. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer fine sand soils have severe limitations for building site development and septic tank absorption fields.
- 7) Plummer muck depressional soils are poorly drained, nearly level soils in concave depressions and poorly drained drainageways. The surface layer is comprised of sphagnum moss and muck to a depth of 5 inches. The subsurface layer is comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer muck depressional soils have severe limitations for building site development and septic tank absorption fields.

**Evaluation:** The soil types predominantly found on the subject property are Albany Fine Sand, Troup Fine Sand, a Blanton Fine Sand. Albany Fine Sand poses severe limitations for building development and severe limitations for septic tank absorption field. Troup Fine Sand poses slight limitations for building development and severe limitations for septic tank absorption field. Blanton Fine Sand poses slight limitations for building development and moderate limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for soils types and stormwater. At this time, there are no issues related to soil suitability.

**Map 5 Soils Map**

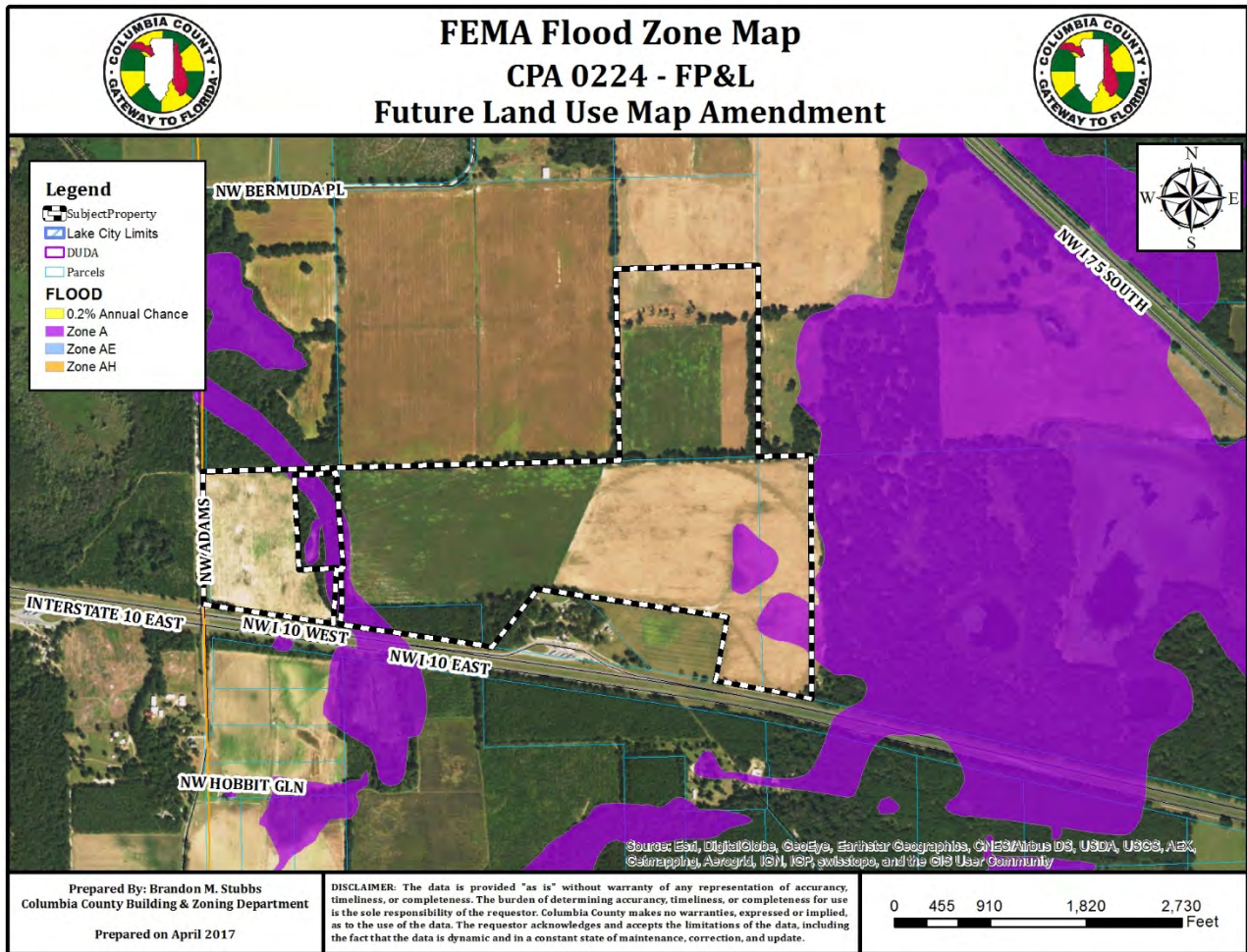


**Flood Potential**

Panel 0170C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "A" (areas subject to one-percent annual chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplains).

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

6. FE FIRM Map (Flood Map)



**Stream to Sink**

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

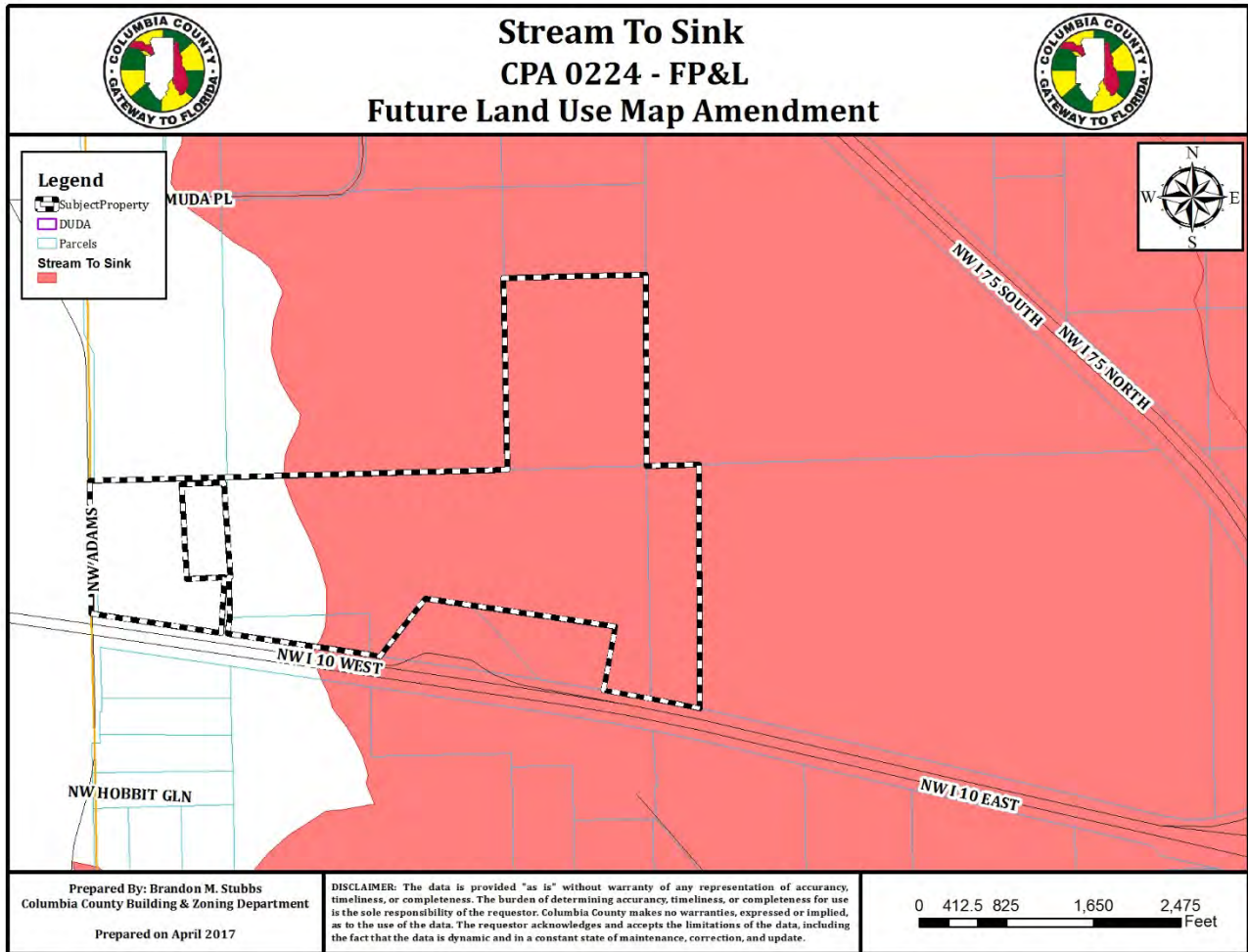
**Evaluation:** Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

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



Even though the subject property is located in a Stream to Sink watershed area, it is not anticipated that the proposed use will violate the requirements of Section 4.2.38 of the L.U.C. Further, the subject property is already developed. At this time, there is no concern related to Stream to Sink Watersheds.

**Map 7. Stream to Sink Map**



**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.

## Water 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.

## **PUBLIC UTILITIES IMPACT**

The applicant is requesting to amend the Future Land Use Map Designation from Highway Interchange to Agriculture; therefore, there is a decrease in potential impact to level of service standard for public facilities.



# Columbia County Gateway to Florida

<b>FOR PLANNING USE ONLY</b>	
Application # CPA	_____
Application Fee \$	_____
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

## Comprehensive Plan Amendment Application

### A. PROJECT INFORMATION

1. Project Name: \_\_\_\_\_
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): \_\_\_\_\_
4. Existing Future Land Use Map Designation: \_\_\_\_\_
5. Proposed Future Land Use Map Designation: \_\_\_\_\_
6. Zoning Designation: \_\_\_\_\_
7. Acres: \_\_\_\_\_
8. Existing Use of Property: \_\_\_\_\_
9. Proposed use of Property: \_\_\_\_\_

### B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name Applicant(s): \_\_\_\_\_ Title: \_\_\_\_\_  
 Company name (if applicable): \_\_\_\_\_  
 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. Our e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 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. Our e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. ADDITIONAL INFORMATION**

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property? No  
If yes, list the names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute:    Contingent    Absolute
- 2. Has a previous application been made on all or part of the subject property:  
Future Land Use Map Amendment:        Yes \_\_\_\_\_        No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_    No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_  
Variance:  Yes \_\_\_\_\_        No \_\_\_\_\_  
Variance Application No. V \_\_\_\_\_  
Special Exception:        Yes \_\_\_\_\_        No \_\_\_\_\_  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- 1. Bound Sketch or Survey with bearings and dimensions.
- 2. Aerial photo (can be obtained via the Columbia County Property Appraiser’s Office).
- 3. Concurrence Impact Analysis: Concurrent Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-through and underline format.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small scale Comprehensive Plan Amendment (10 Acres or less) = \$1,250.00
  - b. Large scale Comprehensive Plan Amendment (More Than 10 Acres) = \$2,000.00
  - c. Text Amendment to the Comprehensive Plan = \$2,000.00

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

**NOTICE TO APPLICANT**

**All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

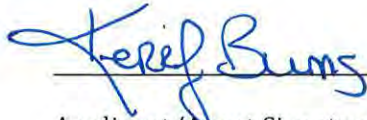
**A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.**

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.

**Kerri J. Burns**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

**4-14-2017**

Date

A 114, 2017

1778943

Mr. Brandon Stubbs  
Columbia County Building & Zoning Department  
135 NE Hainando Avenue  
Lake City, Florida 32055  
Via: Fed Ex Delivery

RE: Hunter Ketcham Solar Energy Center, Columbia County, Florida  
Comprehensive Plan – Map Change Request

Dear Mr. Stubbs:

Flori Hunter & Light Company (FPL) has met with representatives of the Columbia County Building & Zoning Department to discuss the above referenced project. On behalf of FPL, we are submitting this Comprehensive Plan Amendment Application to request a Future Land Use Map Change involving a portion of the FPL-owned property.

FPL owns 954.37 acres of land that is located approximately 2 miles west of the I-75 / I-10 interchange and entirely within unincorporated Columbia County. Approximately 73 percent of the property (701.12 acres) is within the Agricultural future land use classification and 26.5 percent of the property (253.25 acres) is within the Highway Interchange future land use classification.

With this comprehensive Plan Amendment request, FPL is requesting to change the 253.25 acres of land that is within the Highway Interchange classification to the Agricultural future land use classification. The Comprehensive Plan Amendment area is identified by the Columbia County property appraiser's office as being within Parcel Nos. 26-2S-15-00098-000; 35-2S15-00109-000; 35-2S-15-00111-001; and 36-2S-15-00115-000.

As required in the Columbia County Comprehensive Plan and the Land Development Regulations, we are providing the following application materials:

Comprehensive Plan Amendment Applications – Map Change  
Attachment 1: Boundary Sketch  
Attachment 2: Aerial Photo  
Attachment 3: Concurrency Impact Analysis  
Attachment 4: Comprehensive Plan Consistency Analysis  
Attachment 5: Legal Description (In Microsoft Word Format)  
Attachment 6: Proof of Ownership - Deed  
Attachment 7: Agent Authorization Form (signed and notarized)  
Attachment 8: Proof of Payment of Taxes  
Attachment 9: Fee. The application fee in the amount of \$2,000 (Large Scale Request)

### **Project Description**

FPL intends to construct and operate a photovoltaic (PV) solar energy center in Columbia County, Florida. PV solar is one of the cleanest power-generating technologies available using sunlight; an energy source that is abundant. The proposed solar energy center will have the capacity to generate up to 74.5 megawatts

00\_fpl hunter ketcham - comp plan change cvltr.docx

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**Golder Associates Inc.**  
5100 W. Lemon Street, Suite 208  
Tampa, FL 33609 USA  
Tel: (813) 287-1717 Fax: (813) 287-1716 [www.golder.com](http://www.golder.com)

**Golder Associates: Operations in Africa, Asia, Australasia, Europe, North America and South America**



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) of solar power. The proposed solar energy center will require a new electric substation and a connection to the existing distribution system.

Currently the FPL property is predominately used as pastureland and is located outside of the urban service area. The proposed solar energy center will be a secured, but an un-manned facility and will not result in additional utility demands or connections (such as potable water, sanitary sewer, solid waste, fire protection, and transportation). The solar energy center is being designed and will be constructed to avoid and/or minimize potential adverse effects on natural man-made resources, therefore, the center will not produce air pollution, hazardous waste, noise, or require transportable fuels.

Operationally, the area beneath the solar equipment will be grassed or covered with other vegetative groundcover. The proposed solar energy center will maintain a minimum 50 foot setback between the proposed equipment and the FPL property line. Along the perimeter of the solar fields a security fence will be installed. In addition, the project will not require outdoor lighting other than required security and safety provisions associated with the substation, therefore, neighboring properties will not be impacted by the proposed solar energy center. No habitable buildings are proposed for the proposed solar energy center.

We look forward to working with you and others in the Building & Zoning Department and other reviewers within Columbia County on this project. If you should have any questions regarding this submission, please do not hesitate to call Kerri Burns with Golder at (813) 287-1717 or Geoff West with FPL at (561) 694-4861.

Sincerely,

**GOLDER ASSOCIATES INC.**



Kerri J. Burns  
Senior Environmental/Land Use Planner



Karl Buller, M.S.  
Associate and Project Manager

cc: Geoff West, Ken Proctor, Jeff Conte, Peter Cocotos, Kelly Fagan

KJB/KB

**SKETCH AND DESCRIPTION**

**LEGAL DESCRIPTION:**

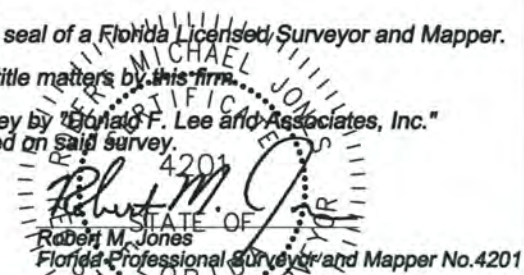
A parcel of land depicted as "Highway Interchange" on Columbia County Future Land Use Plan Map 2024, last amended March 15, 2015, being more particularly described as follows:

**COMMENCE** at the Northwest corner of Section 35, Township 2 South, Range 15 East, Columbia County, Florida and run North 88°28'31" East along the North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 29.58 feet to the **POINT OF BEGINNING**; thence continue North 88°28'31" East along said North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 35; thence North 88°29'41" East along the North line of said Northeast ¼ of the Northwest ¼ a distance of 1330.78 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 35; thence North 88°28'45" East along the North line of said Northwest ¼ of the Northeast ¼ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East ½ of the Southeast ¼ of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35" West along the West line of said East ½ of the Southeast ¼ of Section 26 a distance of 1800.20 feet more or less; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast ¼ of Section 26; thence South 00°36'46" East along the East line of said Southeast ¼ of Section 26 a distance of 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest corner of Section 36, Township 2 South, Range 15 East; thence North 88°26'06" E along the North Line of the Northwest ¼ of the Northwest ¼ of said Section 36 a distance of 500.03 feet more or less; thence South 00°56'17" East, parallel with the West line of said Section 36, a distance of 2321.16 feet to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate Highway No. 10, concave to the South having a radius of 23088.32 feet and a central angle of 02°23'27"; thence Westerly along the arc of said curve, along said Northerly 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 Rest Area, where the chord bears North 79°05'02" West, a distance of 963.38 feet; thence North 09°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 Rest Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North 81°36'09" West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South 38°21'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest ¼ of Section 35; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1366.45 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 86°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of 400.00 feet; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a distance of 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 01°56'31" 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.

**Surveyor's Notes:**

- 1) This Legal Description and Sketch is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Lands described were not abstracted for ownership, easements, right-of-way or other title matters by this firm.
- 3) Bearings shown hereon are relative to an assumed datum, based on a Boundary Survey by Donald F. Lee and Associates, Inc." cad file: 6861.DWG, revised 01-05-2017. This Legal Description and Sketch are based on said survey.
- 4) Certified to and for the Exclusive use of : Golder Associates, Inc.



**THIS IS NOT A SURVEY**

**PROJECT TITLE:**

Sketch and Description of Highway Interchange Parcel  
Hunter - Ketcham Solar Site, Columbia County, Florida



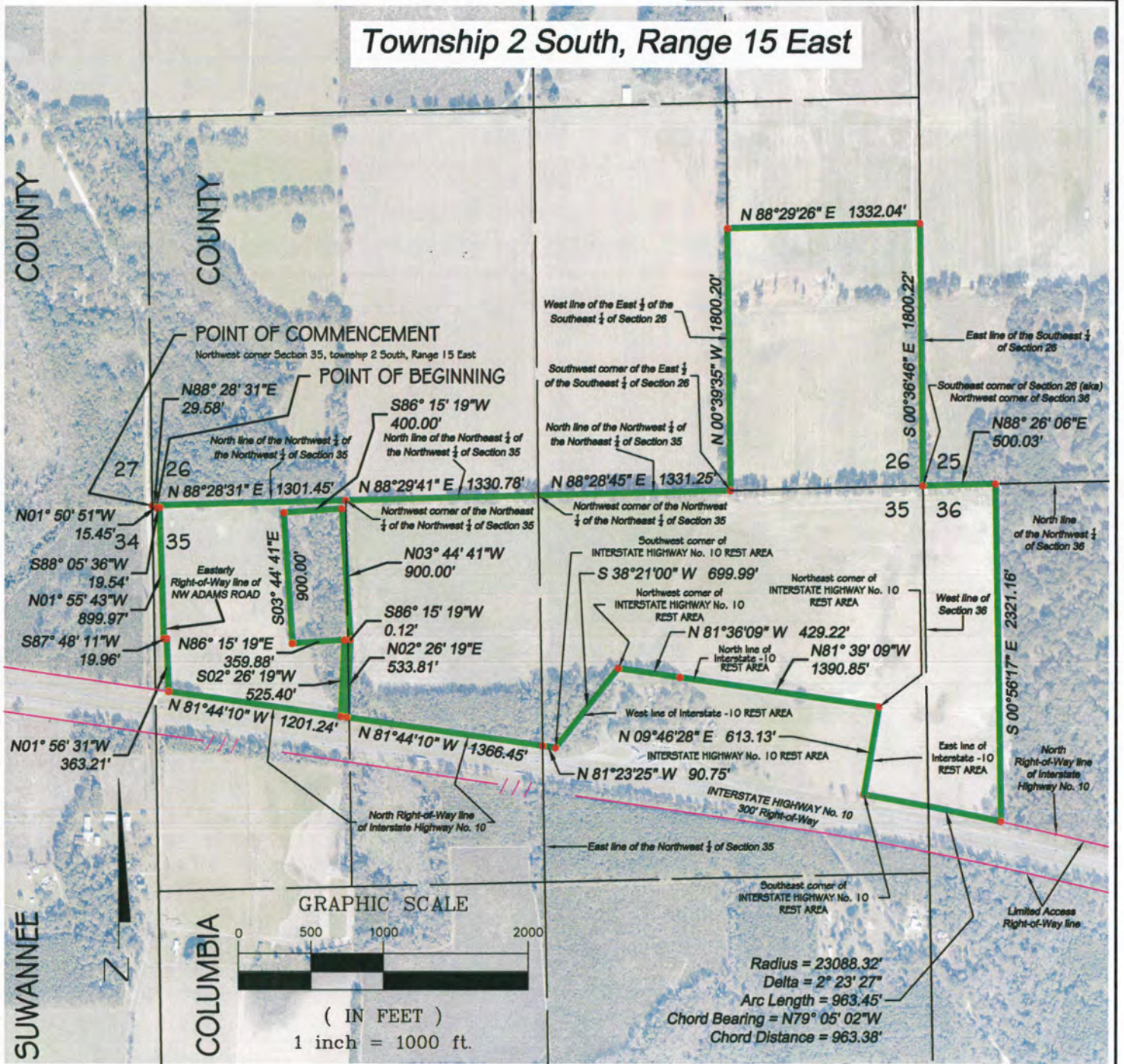
**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE		BY	DESCRIPTION
REVISION			
DRAWN BY:	PEW	CHKD. BY:	RMJ
DATE:	04/08/2017	DATE:	04/04/2017
JOB No.	SCALE:	SHT.	1
6374.17.1015	N/A	OF	2
DRAWING NAME: 1015 FPL Hunter-Ketcham Solar-Site.dwg			



SKETCH AND DESCRIPTION

Township 2 South, Range 15 East



Source of imagery: The Florida Department of Environmental Protection, Division of State Lands, Bureau of Survey and Mapping, Land Boundary Information System website, (labins.org) - Digital Orthographic Imagery dated: 2016.

**THIS IS NOT A SURVEY**

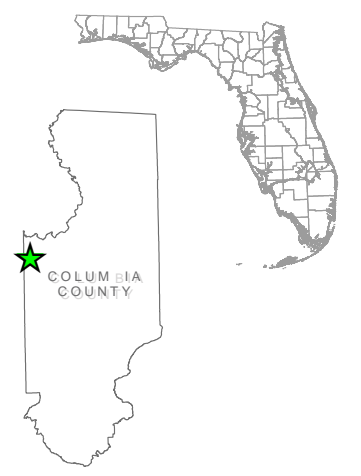
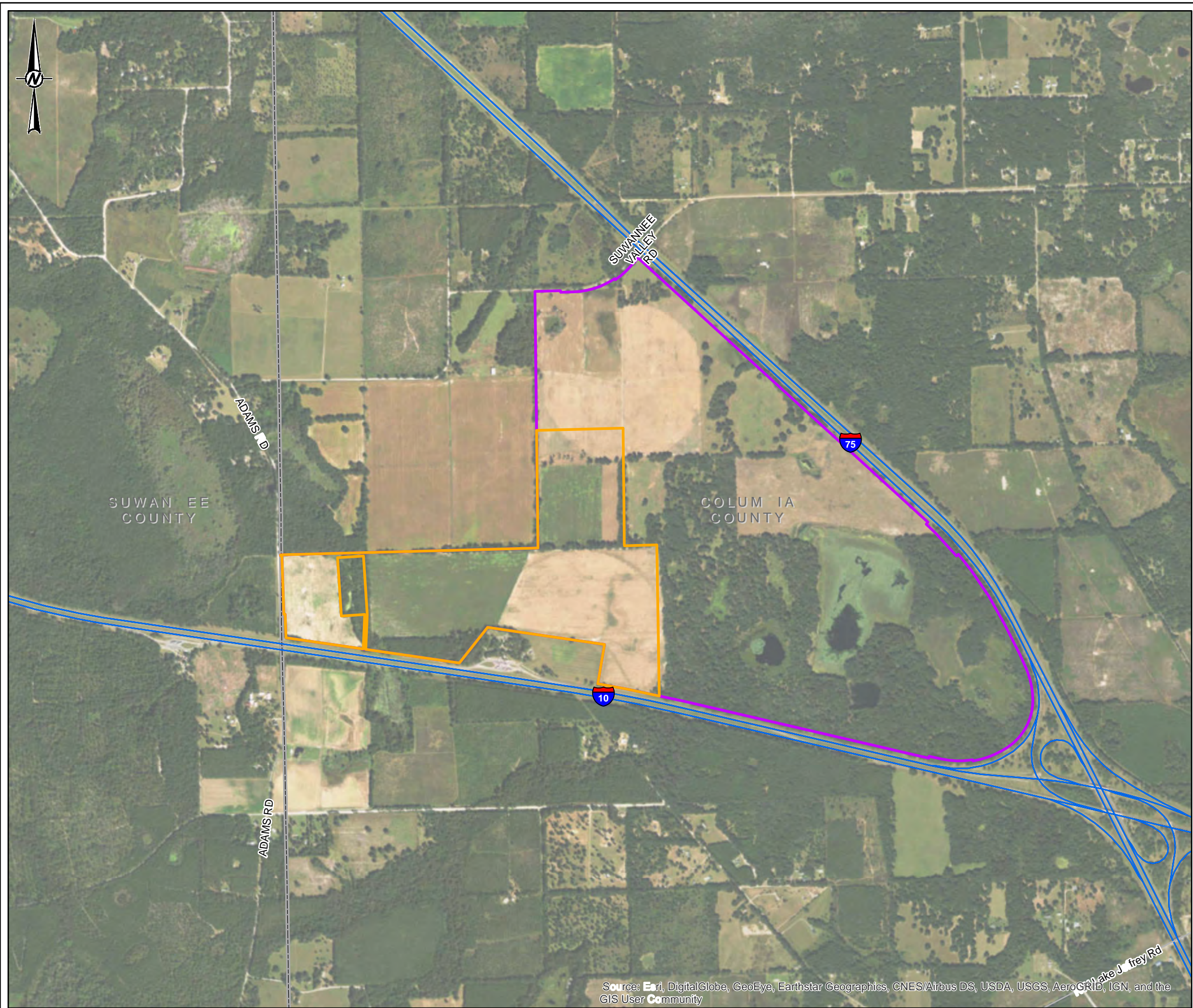
PROJECT TITLE:

**Sketch and Description of Highway Interchange Parcel  
Hunter - Ketcham Solar Site, Columbia County, Florida**



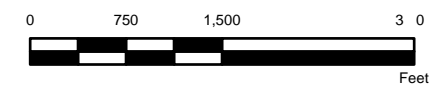
**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	PEW	CHKD. BY: RMJ
DATE:	04/06/2017	DATE: 04/06/2017
JOB No.	SCALE:	SHT. 2
6374.17.1015	N/A	OF 2
DRAWING NAME: 1015 FPL Hunter-Ketcham Solar-Site.dwg		



**LEGEND**

- FPL Property
- Comprehensive Plan Amendment - Request Boundary



**REFERENCE**

- FPL PROPERTY, FPL, 2017
- HIGHWAY INTERCHANGE PROPERTY, AMEC FOSTER WHEELER, 2017

**CLIENT**  
FPL

**PROJECT**  
INTERCHANGING PROPERTY - TCHAM  
SOLAR ENERGY CENTER

**TITLE**  
LOCATION MAP

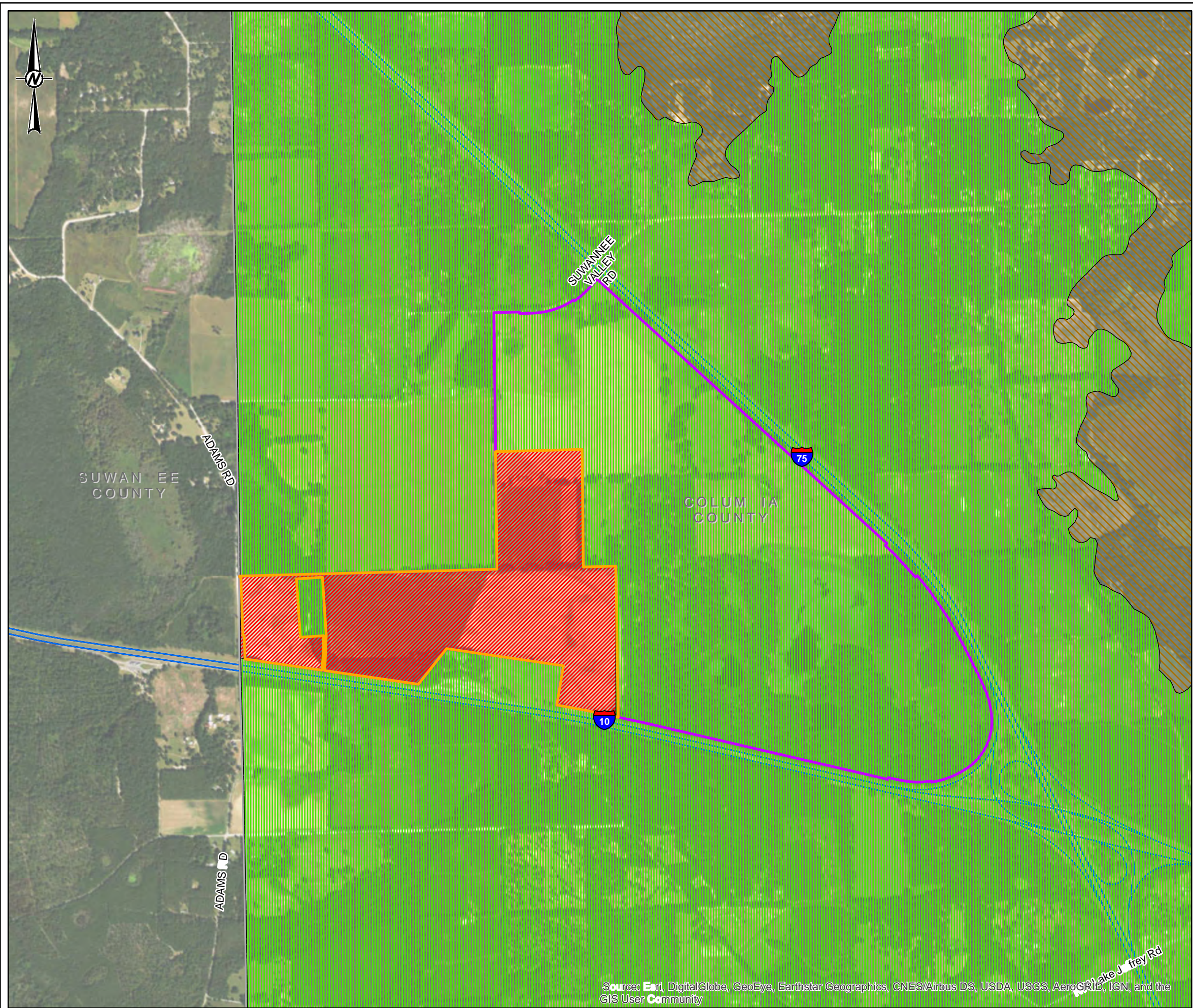
COLUMBIA COUNTY	DATE	2017 - 4-1
DESIGNED		NRL
PREPARED		NRL
REVIEWED		KB
APPROVED		KB

**PROJECT NO.** 1773818      **CONTROL** C 1      **REVISION** 0      **ATTACHMENT** 2.1

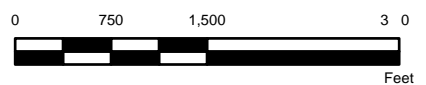
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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- LEGEND**
- F Property
  - Comprehensive Plan Amendment - Request Boundary
- Future Land Use**
- Agriculture - 3
  - Environmentally Sensitive Areas - 1
  - Highway Interchange



**REFERENCE )**  
 FPL PROPERTY, FPL, 2017  
 HIGHWAY INTERCHANGE PROPERTY, AMEC FOSTER WHEELER, 2017  
 FUTURE LAND USE, COLUMBIA COUNTY, 2015

CLIENT  
 FPL

PROJECT  
 INTER-STATE  
 SOLAR ENERGY CENTER

TITLE  
 FUTURE LAND USE MAP

DATE	2011-04-11
DESIGNED	NRL
PREPARED	NRL
REVIEWED	KB
APPROVED	KB

PROJECT NO.	CONTROL	REVISION	ATTACHMENT
1773818	C 2	0	<b>2.2</b>

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

I:\PROJ\1773818\1773818\_02\_Permitting\1773818\_02\_Permitting\1773818\_02\_FU.mxd

IF THIS MESSAGE DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

### **Attachment 3: Concurrency Impact Analysis**

The proposed FPL solar energy center will be a utility project that will have the capacity to generate up to 74.5 megawatts (MW) of solar photovoltaic solar is one of the cleanest power-generating technologies available using sunlight; an energy source that is abundant. The proposed solar energy center will require a new electric substation and a connection to the existing distribution system. The solar energy center will be an un-manned facility and will not result in additional utility demands or connections (such as potable water, sanitary sewer, solid waste, fire protection, and transportation). Public use and/or recreational access to the secured area will not be permitted. Therefore, the only traffic to and from the site will be for routine maintenance. All proposed improvements will be internal to the FPL property; specifically the project area, and no off-site improvements are proposed, therefore, no off-site traffic control measures are anticipated. Existing access points and driveways will be utilized, with only surface improvements to the existing driveways conducted under the project.

Therefore, the FPL project will not result in disruption to the existing infrastructure system or require provisions above the allowed levels of service allocated in the County's Comprehensive Plan.

**Attachment 4: Comprehensive Plan Consistency Analysis**

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

**POLICY 1** The County shall permit in rural areas agricultural, conservation, recreation and public uses, including processing, storage and sale of agricultural products, conventional single family dwellings, mobile homes, churches and other houses of worship, and uses requiring approval as special exceptions.

FPL plans to construct and operate a photovoltaic (PV) solar energy center on FPL-owned property located approximately 2 miles west of the I-75 / I-10 interchange (refer to Attachment 2). The proposed solar energy center will be a passive, quiet, low traffic use that will not impact environmental or sensitive areas, habitats, protected species, or neighboring uses. The solar energy center will be designed and constructed to provide distance from property boundaries and will maintain existing bordering vegetation to serve as an additional buffer. The use of solar panels will not emit odors, chemicals, light glare, or sound. The solar panel equipment will stand approximately 8 to 13 feet off the ground with the area beneath covered by grass or vegetative groundcover with adequate vegetative buffering along borders to minimize visibility. FPL will utilize the existing property access points and will not generate traffic flows that would exceed the existing arterial and collector road standards. Therefore, the project design will be compatible with agricultural uses and with the agricultural nature and character of the surrounding area.

Solar generation plants are permitted as a Special Exception use in the Agricultural zoned districts. Therefore, changing the project area from the Highway Interchange classification to Agricultural would be consistent with the intent of the area and would not result in incompatible uses.

**POLICY 2** The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

A portion of the FPL property (253.25 acres / 26.5 percent) is currently within the Highway Interchange future land use classification (refer to Attachment 2). This classification is limited to uses that are *tourist oriented* .e., *restaurants, auto service stations, motel and campgrounds, retail outlets, truck stops, light manufacturing, and facilities for the storage and distribution of food and products*. The surrounding area is within the Agricultural future land use classification. This classification allows for *various activities related to agricultural, silviculture, and the processing, storage and sale of agricultural, livestock and associated equipment and machinery. In addition, various recreational activities such as cetrack speedways sports cars, parks or campgrounds, camps, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine and automotive repair, home occupations, bottled water plants, flea markets, explosives (manufacturing or storage), biomedical waste storage or treatment facilities, as well as "other similar uses compatible with agriculture uses"*.

The phrase "other similar uses compatible with agriculture uses" refers to land uses that can co-exist in relative proximity to other uses and can remain stable; not causing a negative impact, either directly or indirectly by its use upon neighboring uses.

As previously discussed, the FPL solar energy center will be a passive, quiet, low traffic use that will not impact environmental or sensitive areas, habitats, protected species, or neighboring uses. The solar energy center will be designed and constructed to provide distance from property boundaries and will maintain existing bordering vegetation to serve as an additional buffer. The improvements will therefore, be compatible with agricultural uses and with the agricultural nature and character of the surrounding area and will maintain a stable and positive co-existing use.

**OBJECTIVE 1.17** The location of electrical substations shall be permitted in any land use category, except the conservation future land use category and any historic preservation overlay district as depicted on the future land use plan map. All other essential services, which are hereby defined to include and be limited to electrical transmission and distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas transmission and distribution lines and mains, telephone lines and substations and cable television lines shall be exempt from any county approval and shall be permitted in any land use category.

**Policy 1.1(1)** In nonresidential areas, the distribution electric substation shall comply with the setback landscaped buffer area criteria applicable to other similar uses in that district.

The Facility project will provide a minimum setback of 50 feet from the proposed solar energy center equipment (including the proposed substation) and the FPL property line. In addition, a landscape buffer and a security fence will be provided with the site layout in accordance with Section 4.2.41 (solar power generation plants) of the Land Development Regulations.

**Column 1** County requires through the Land Development Regulations provisions for safe and convenient on-site traffic flow, which includes the provision for vehicle parking as presented in Policy 1.3 of the Comprehensive Plan

In compliance with this provision, FPL will utilize the existing property access points and will not generate traffic flows that would exceed the existing arterial and collector road standards. The solar energy center will be an un-manned facility with the only traffic to and from the site being for routine maintenance. The site layout will be provided to the County, during site plan review, and will incorporate site access, on-site roadway improvements, and on-site traffic flow patterns that will comply with County Land Development Regulations.

**Column 2** County requires through the Land Development Regulations provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities as presented in Objective V.1 of the Comprehensive Plan. Columbia County requires that all appropriate air quality permits be obtained prior to issuance of development orders, that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the county as presented in Policy V.1.1.

In compliance with this provision, the FPL solar energy center is being designed and will be constructed to avoid and/or minimize potential adverse effects on natural man-made resources, therefore, the center will not produce air pollution, hazardous waste, noise, or require transportable fuels. Although the solar energy center will be a utility project that will have the capacity to generate up to 74.5 megawatts (MW) of solar power, the photovoltaic system is one of the cleanest power-generating technologies available using sunlight as an energy source that is abundant. The utility project will not require any air protection provisions or an air permit.

**Policy 4** The County shall require a 35-foot natural buffer around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silvicultural activities within buffer areas, in accordance with this Conservation Element of the comprehensive plan.

The Facility solar energy center will be located on property owned by FPL. Wetlands identified on the property will be protected with the 35 feet natural buffer setback as required under this provision.

**Objective 11.7** All development shall be located in a manner which does not diminish the level of service or public facilities less than the level of service standard established within the comprehensive plan.

Prior to issuance of site plan approval, FPL will coordinate with County representatives to present and demonstrate that the solar energy center will meet applicable requirements of the County's concurrency

management system and land development regulations pertaining to site layout, access, drainage, stormwater management, buffers, setbacks, utility needs (potable water, sanitary sewer, solid waste, and fire protection), convenient on-site traffic flow and applicable vehicle parking. In addition, prior to issuance of final certifications all necessary roadway improvements for accessing the site will be completed to the standard required to support the level, type, and volume of traffic at the applicable level of service.

As previously discussed in the cover letter and Attachment 3, the solar energy center will be an un-manned facility and will not result in additional utility demands or connections (such as potable water, sanitary sewer, solid waste, and transportation). Public use and/or recreational access to the secured area will not be permitted. Therefore, the only traffic to and from the site will be for routine maintenance. All proposed improvements will be internal to the FPL property; specifically the project area, and no off-site improvements are proposed, therefore, no off-site traffic control measures are anticipated. The FPL project will not result in disruption to the existing infrastructure system or require provisions above the allowed levels of service allocated in the County's Comprehensive Plan.

**Tract 5 – Legal Description**

A parcel of land depicted as "Highway Interchange" on Columbia County Future Land Use Plan Map 2024, last amended March 15, 2015, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 35, Township 2 South, Range 15 East, Columbia County, Florida and run North 88°28'31" East along the North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue North 88°28'31" East along said North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 35; thence North 88°29'41" East along the North line of said Northeast ¼ of the Northwest ¼ a distance of 1330.78 feet to the Northwest corner of the Northeast ¼ of Section 35; thence North 88°28'45" East along the North line of said Northwest ¼ of the Northeast ¼ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East ½ of the Southeast ¼ of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35" West along the West line of said East ½ of the Southeast ¼ of Section 26 a distance of 1800.00 feet more or less; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast ¼ of Section 26; thence South 00°36'46" East along the East line of said Southeast ¼ of Section 26 a distance of 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest corner of Section 36, Township 2 South, Range 15 East; thence North 88°26'06" East along the North Line of the Northwest ¼ of the Northwest ¼ of said Section 36 a distance of 500.03 feet more or less; thence South 00°56'17" East, parallel with the West line of said Section 36, a distance of 2321.16 feet to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate Highway No. 10, concave to the South having a radius of 23088.32 feet and a central angle of 02°23'27"; thence Westerly along the arc of said curve, along said Northerly 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 Rest Area, where the chord bears North 79°05'02" East, a distance of 963.38 feet; thence North 09°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 Rest Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North 81°36'09" West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South 38°00'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest ¼ of Section 36; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1366.45 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 86°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of 400.00 feet; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a distance of 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 01°56'31" 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" East 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.



Inst. Number: 201712006324 Book: 1334 Page: 729 Page 1 of 8 Date: 04/06/2017 Time: 12:46 PM  
 P. DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 0.70



This instrument prepared by or under the supervision of  
 (and after recording should be returned to):

Seth S. Sheitelman, Esq.  
 Florida Power & Light Company  
 700 Universe Boulevard (LAW/JB)  
 Juno Beach, Florida 33408

Parcel I.D. Nos.: 26-2S-15-00098-000; 26-2S-15-00102-000;  
 25-2S-15-00094-000; 35-2S-15-00111-001; 35-2S-15-00111-099  
 35-2S-15-00109-000; 31-2S-16-01793-002 and 36-2S-15-00115-000

(Space Reserved for Clerk of Court)

**NOTE TO CLERK: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO AN ENTITY THAT WHOLLY OWNS GRANTOR. ACCORDINGLY, PURSUANT TO THE FLORIDA SUPREME COURT'S RULING IN CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE, AS CONFIRMED BY SECTION 201.0201, FLORIDA STATUTES, MINIMUM DOCUMENTARY STAMP TAXES ARE BEING PAID IN CONNECTION HEREWITH.**

**WARRANTY DEED**

**THIS WARRANTY DEED** is made and entered into as of the 4<sup>th</sup> day of April, 2017 between Double Hook Realty, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is c/o Chicago Title Insurance Agency, Inc., 3607 East Commercial Boulevard, Fort Lauderdale, Florida 33308, and Florida Power & Light Company, a Florida corporation ("Grantee"), whose mailing address is 700 Universe Boulevard (LAW/JB), Juno Beach, Florida 33408. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

**WITNESSETH:**

**GRANTOR**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Columbia County, Florida ("**Property**"), to wit:

**SEE ATTACHED EXHIBIT "A".**

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

**THIS CONVEYANCE** is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

**TO HAVE** and to hold the same in fee simple forever.

**GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

This instrument prepared by or under the supervision of  
(and after recording should be returned to):

Seth S. Sheitelman, Esq.  
Florida Power & Light Company  
700 Universe Boulevard (LAW/JB)  
Juno Beach, Florida 33408

Parcel I.D. Nos.: 26-2S-15-00098-000; 26-2S-15-00102-000;  
25-2S-15-00094-000; 35-2S-15-00111-001; 35-2S-15-00111-099  
35-2S-15-00109-000; 31-2S-16-01793-002 and 36-2S-15-00115-000

(Space Reserved for Clerk of Court)

**NOTE TO CLERK: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO AN ENTITY THAT WHOLLY OWNS GRANTOR. ACCORDINGLY, PURSUANT TO THE FLORIDA SUPREME COURT'S RULING IN CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE, AS CONFIRMED BY SECTION 201.0201, FLORIDA STATUTES, MINIMUM DOCUMENTARY STAMP TAXES ARE BEING PAID IN CONNECTION HEREWITH.**

**WARRANTY DEED**

**THIS WARRANTY DEED** is made and entered into as of the 24<sup>th</sup> day of April, 2017 between Double Hook Realty, LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is c/o Chicago Title Insurance Agency, Inc., 3607 East Commercial Boulevard, Fort Lauderdale, Florida 33308, and Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard (LAW/JB), Juno Beach, Florida 33408. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

**WITNESSETH:**

**GRANTOR**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Columbia County, Florida ("**Property**"), to wit:

**SEE ATTACHED EXHIBIT "A".**

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

**THIS CONVEYANCE** is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

**TO HAVE** and to hold the same in fee simple forever.

**GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.



## EXHIBIT "A"

### LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

#### PARCEL 1:

The Northwest one-quarter (NW 1/4) lying South and West of I-75 and South of Suwannee Valley Road, and the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) lying South and West of I-75, and the West one-half (W 1/2) of the Southwest one-quarter (SW 1/4), and the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4), and the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75, and the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75, and the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75. All lying and being in Section 25, Township 2 South, Range 15 East, Columbia County, Florida.

#### PARCEL 2:

The Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) lying South of NW Suwannee Valley Road, and the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 26, Township 2 South, Range 15 East, Columbia County, Florida.

#### PARCEL 3:

The North one-half (N 1/2) of the Northeast one-quarter (NE 1/4), less part of Rest Area, and the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) lying North of I-10, except for Rest Area, and the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida.

#### PARCEL 4:

The Northeast one-quarter (NE 1/4), less a triangular parcel in the Northeast corner of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) lying within the right-of-way of I-75, and the North one-half (N 1/2) of the Northwest one-quarter (NW 1/4), and the Southeast one-quarter (1/4) of the Northwest one-quarter (NW 1/4), less and except a triangular parcel in the Southwest corner thereof lying within the right-of-way of I-10, and the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) lying North of I-10, and the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4)

lying North of I-10, and the North one-half (N 1/2) of the Southeast one-quarter (SE 1/4), lying North of I-10. All lying and being in Section 36, Township 2 South, Range 15 East, Columbia County, Florida.

**PARCEL 5:**

The West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) lying South and West of I-75, and the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) lying North and West of I-10 and South and West of I-75 of Section 31, Township 2 South, Range 16 East, Columbia County, Florida, LESS AND EXCEPT ACCESS ROADS.

**PARCEL 6:**

The Southeast one-quarter (SE 1/4) of Northeast one-quarter (NE 1/4), of Section 26, Township 2 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 93 (Suwannee Valley Road).

**PARCEL 7:**

A part of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest one-quarter (NW 1/4) of said Section 35 and run North 89°29'20" East 30 feet to the East right-of-way line of a graded road (Adams Road) for a POINT OF BEGINNING; thence continue North 89°29'20" East, 1300.93 feet; thence run South 00°04'15" East, 618.00 feet; thence run North 02°45'41" West, 567.07 feet; thence South 87°14'19" West, 400.00 feet; thence run South 02°45'41" East, 900.00 feet; thence run North 87°14'19" East, 359.76 feet; thence run South 03°25'19" West, 377.29 feet to the South line of said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 35; thence continue South 03°25'19" West, 151.55 feet to a point on the North right-of-way of Interstate #10; thence run North 80°39'41" West along said right-of-way a distance of 886.68 feet to the South line of said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence continue North 80°39'41" West, 315.21 feet to an intersection of the North right-of-way of Interstate #10 and the East right-of-way of a graded road (Adams Road); thence run North 00°55'04" West along said East right-of-way a distance of 359.96 feet; thence run South 89°08'41" West along said East right-of-way a distance of 20.00 feet; thence run North 00°55'04" West along said East right-of-way a distance of 899.77 feet; thence run South 89°03'13" West along said East right-of-way a distance of 19.55 feet; thence run North 00°53'22" West along said right-of-way a distance of 15.16 feet to the POINT OF BEGINNING. Columbia County, Florida.

**PARCEL 8:**

A part of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Northwest one-quarter (NW 1/4) and run North 89°29'20" East, 1330.93 feet to the Northeast corner of the said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence run South 00°04'15" East, 1206.97 feet to a POINT OF BEGINNING; thence continue South 00°04'15" East, 122.08 feet to the Southeast corner of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 35; thence run North 89°31'14" East, 1329.84 feet to the Northeast corner of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 35; thence run South 00°01'25" East, 390.83 feet to a point on the North right-of-way of Interstate #10; thence run North 80°39'41" West along said North right-of-way a distance of 1364.95 feet; thence run North 03°25'19" East, 280.79 feet to the POINT OF BEGINNING, Columbia County, Florida.

**PARCEL 9:**

A parcel of land in the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, more particularly described as follows:

COMMENCE on the West boundary of said Section 35 at a point 1415.92 feet South from the Northwest corner thereof and run South 81°38'41" East, 1305.22 feet; thence North 02°26'19" East, 683.89 feet to the POINT OF BEGINNING; thence North 86°15'19" East, 20 feet; thence North 03°44'41" West, 900 feet; thence South 86°15'19" West, 400 feet; thence South 03°44'41" East, 900 feet; thence North 86°15'19" East, 380 feet to said POINT OF BEGINNING.

**AND ALSO**

That part of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) and the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East lying within 20 feet of a haul route survey line described as follows:

COMMENCE on the West boundary of Section 35, Township 2 South, Range 15 East at a point 1415.92 feet South from the Northwest corner thereof and run South 81°38'41" East, 1305.22 feet to begin said survey line; thence run North 02°26'19" East, 683.89 feet to end said survey line.

**ALTOGETHER** containing 954.37 acres, more or less.

ALSO KNOWN AS a parcel of land in Section 31, Township 2 South, Range 16 East, and Sections 25, 26, 35 and 36, Township 2 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 35, Township 2 South, Range 15 East, Columbia County, Florida and run North  $88^{\circ}28'31''$  East along the North line of the Northwest  $1/4$  of the Northwest  $1/4$  of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue North  $88^{\circ}28'31''$  East along said North line of the Northwest  $1/4$  of the Northwest  $1/4$  of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast  $1/4$  of the Northwest  $1/4$  of Section 35; thence North  $88^{\circ}29'41''$  East along the North line of said Northeast  $1/4$  of the Northwest  $1/4$  a distance of 1330.78 feet to the Northwest corner of the Northwest  $1/4$  of the Northeast  $1/4$  of Section 35; thence North  $88^{\circ}28'45''$  East along the North line of said Northwest  $1/4$  of the Northeast  $1/4$  of Section 35 a distance of 1331.25 feet to the Southwest corner of the East  $1/2$  of the Southeast  $1/4$  of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North  $00^{\circ}39'35''$  West along the West line of said East  $1/2$  of the Southeast  $1/4$  of Section 26 a distance of 2664.88 feet to the Southwest corner of the Southeast  $1/4$  of the Northeast  $1/4$  of Section 26; thence North  $00^{\circ}40'47''$  West along the West line of said Southeast  $1/4$  of the Northeast  $1/4$  of Section 26 a distance of 1285.55 feet to a point on the South Right-of-Way line of Suwannee Valley Road; thence North  $88^{\circ}31'39''$  East along said South Right-of-Way line of Suwannee Valley Road a distance of 394.36 feet; thence South  $01^{\circ}39'33''$  East still along said South Right-of-Way line of Suwannee Valley Road a distance of 23.45 feet; thence North  $88^{\circ}22'06''$  East still along said South Right-of-Way line of Suwannee Valley Road a distance of 199.54 feet to the point of curve of a curve concave to the Northwest having a radius of 1185.96 feet and a central angle of  $32^{\circ}32'27''$ ; thence Northeasterly along the arc of said curve, still being the South Right-of-Way line of Suwannee Valley Road, a distance of 673.55 feet to the end of said curve; thence South  $34^{\circ}05'12''$  East still along said South Right-of-Way line of Suwannee Valley Road a distance of 20.00 feet to a point on a curve concave to the Northwest having a radius of 1205.96 feet and a central angle of  $13^{\circ}14'04''$ ; thence Northeasterly along the arc of said curve, still being said South Right-of-Way line of Suwannee Valley Road, a distance of 278.56 feet to the end of said curve; thence North  $42^{\circ}36'29''$  East still along said South Right-of-Way line of Suwannee Valley Road a distance of 207.13 feet to a point on the Southwesterly Right-of-Way line of Interstate Highway No. 75; thence South  $47^{\circ}21'13''$  East along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 270.00 feet; thence South  $47^{\circ}40'22''$  East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 5730.90 feet to the point of curve of a curve concave to the Southwest having a radius of 5579.58 feet and a central angle of  $00^{\circ}22'46''$ ; thence Southeasterly along the arc of said curve, still being the Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 36.95 feet to the end of said curve; thence South  $42^{\circ}57'08''$  West, still along said Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 40.00 feet to a point on a curve concave

to the Southwest having a radius of 5539.58 feet and a central angle of  $06^{\circ}59'58''$ ; thence Southeasterly along the arc of said curve, still being the Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 676.72 feet to the end of curve; thence North  $49^{\circ}59'05''$  East, still along said Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 40.00 feet to a point on a curve concave to the Southwest having a radius of 5579.58 feet and a central angle of  $13^{\circ}08'13''$ ; thence Southeasterly along the Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 1279.30 feet to the end of said curve; thence South  $26^{\circ}51'40''$  East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 523.68 feet; thence South  $24^{\circ}14'53''$  East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 222.60 feet to the point of curve of a curve concave to the West having a radius of 1254.14 feet and a central angle of  $24^{\circ}08'38''$ ; thence Southerly along the arc of said curve, being the Interstate Highway 75 to Interstate 10 ramp, a distance of 528.48 feet to the point of curve of a curve concave to the Northwest having a radius of 860.93 feet and a central angle of  $55^{\circ}08'07''$ ; thence Southwesterly along the arc of said curve, being the Interstate Highway 10 ramp, a distance of 828.47 feet to the point of curve of a curve concave to the Northwest having a radius of 1338.39 feet and a central angle of  $25^{\circ}49'56''$ ; thence Westerly along the arc of said curve, being said Interstate Highway 10 ramp, a distance of 603.42 feet to the end of said curve; thence North  $09^{\circ}14'58''$  West a distance of 18.00 feet to a point on a curve concave to the North having a radius of 1320.38 feet and a central angle of  $20^{\circ}40'27''$ ; thence Westerly along the arc of said curve, being the Northerly Right-of-Way line of Interstate Highway 10, a distance of 476.44 feet to the point of curve of a curve concave to the North having a radius of 7491.44 feet and a central angle of  $01^{\circ}32'11''$ ; thence Westerly along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 200.88 feet to the end of said curve; thence South  $13^{\circ}47'48''$  West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 29.14 feet; thence North  $76^{\circ}55'12''$  West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 3870.80 feet to the point of curve of a curve concave to the South having a radius of 23068.32 feet and a central angle of  $03^{\circ}21'34''$ ; thence Westerly along the arc of said curve, being still said Northerly Right-of-Way line of Interstate Highway 10, a distance of 1352.55 feet to the end of said curve and the Southeast corner of Interstate Highway 10 Rest Area; thence North  $09^{\circ}46'28''$  East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast corner of said Interstate Highway 10 Rest Area; thence North  $81^{\circ}39'09''$  West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North  $81^{\circ}36'09''$  West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South  $38^{\circ}21'00''$  West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North  $81^{\circ}23'25''$  West along said Northerly 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  $81^{\circ}44'10''$  West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 2607.90 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North  $01^{\circ}56'31''$  West along said Easterly Right-of-Way line of NW Adams Road a distance of 363.21 feet; thence South  $87^{\circ}48'11''$  West still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.96 feet; thence North  $01^{\circ}55'43''$  West still along said Easterly Right-of-Way line of NW Adams Road a distance of 899.97 feet; thence South  $88^{\circ}05'36''$  West still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.54 feet; thence North  $01^{\circ}50'51''$  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 954.37 acres, more or less.

### 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 Kerri Burns Golder Associates Inc.  
(Name of Person as Agent) (Company Agent is representing, if applicable)

to act as my/our agent in the preparation and submittal of this application for

Comprehensive Plan Amendment to allow future map change for FPL-owned property in Columbia County to construct a photovoltaic solar energy center

(Type Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant.

Applicant Title: Vice President of Environmental Services - Michael W. Sole- Michael W. Sole

On Behalf of: Florida Power & Light Company  
(Company Name, if applicable)

Telephone: (561) 691-7001 Date: 4/11/2017

Applicant Signature: *[Handwritten Signature]*

STATE OF FLORIDA  
COUNTY OF Palm Beach

The Foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2017,  
by Michael W. Sole, whom is personally known by me        OR  
produced identification       . Type of Identification Produced       

*[Handwritten Signature]*  
Notary Signature

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation

FLORIDA POWER & LIGHT COMPANY

### Filing Information

<b>Document Number</b>	106395
<b>FEI/EIN Number</b>	59-0247775
<b>Date Filed</b>	12/28/1925
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	RESTATED ARTICLES
<b>Event Date Filed</b>	02/08/2011
<b>Event Effective Date</b>	NONE

### Principal Address

700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Changed: 02/17/2009

### Mailing Address

700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Changed: 02/17/2009

### Registered Agent Name & Address

LEE, DAVID M.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Name Changed: 01/03/2017

Address Changed: 10/14/2016

### Officer/Director Detail

#### **Name & Address**

Title Director, Chairman

ROBO, JAMES L.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Director, President, CEO

SILAGY, ERIC E  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Director, EVP, CFO

KETCHUM, JOHN W  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title VP, Compliance & Corporate Secretary

SEELEY, W. SCOTT  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title VP, Integrated Supply Chain

Reagan, Ronald R  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title VP, Environmental Services

SOLE, MICHAEL W  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Asst. Secretary

Plotsky, Melissa A  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Asst. Secretary

Leon, J.E.  
4200 West Flagler Street  
Suite 2113  
Miami, FL 33134

Title VICE PRESIDENT AND CHIEF TAX OFFICER

CONEYS, JOHN J  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title VICE PRESIDENT, TAX

MURPHY, BRIAN R  
700 UNIVERSE BLVD.



**Columbia County Property Appraiser Columbia County Property Appraiser**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 26-2S-15**

**PARCEL 26-2S-15-00093-000**

NOTES:



E1/2 OF THE SE1/4 & NE1/4 OF NE1/4 AS LIES S & E OF SUWANNEE VALLEY ROAD. WD 1052-846, CT 1191-359, SWD 1229-359, WD 1329-514.

**DOUBLE HOOK RE**

**DOUBLE HOOK RE**

**Market Values**

Owner:	C/O CHICAGO TITLE INS AGCY INC	Mkt Lnd	\$0	Appr	Appraised	\$18,841
	3067 EAST COMMERCIAL BLD	Ag Lnd	\$18,841	Exempt		\$0
Site:	FORT LAUD DALE, FL 33308	Bldg	\$0	Assessed		\$18,841
		XFOB	\$0		county:	\$18,841 \$18,841
Sales	1/17/201		\$5,726,300		Tot Total	city:\$18,841 \$18,841
	1/19/2012		\$1,456,000		Taxable	other:\$18,841 \$18,841
Info	3/10/2010	st	\$0		school:	\$18,841 \$18,841
	7/19/2005	lass	\$18,841			

This information, updated: 3/2/2017, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or

by: [Gri zlyLogic.com](http://www.gri-zlylogic.com)



**Columbia County Property Appraiser Columbia County Property Appraiser Colum**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 35-2S-15**

**PARCEL: 35-2S-15-00109-000**

NOTES:



NE1/4 LYING N OF I-10 EX REST AREA & NE1/4 OF NW1/4 & EX 13.91 AC DESC ORB 1028-962, ORB 875-1785, ORB 1014-199-200 WD 1052-846, CT 1191-359, SWD 1229

**DOUBLE HOOK RE**

**DOUBLE HOOK RE ADT/C**

Owner:	C/O CHICAGO TITLE INS AGCY INC		Mkt Lnd	\$0	Appr	Appraised	\$33,563
	3067 EAST COMMERCIAL BLVD <td>Ag Lnd <td>\$33,563 <td>Exempt <td> <td>\$0</td> </td></td></td></td>		Ag Lnd <td>\$33,563 <td>Exempt <td> <td>\$0</td> </td></td></td>	\$33,563 <td>Exempt <td> <td>\$0</td> </td></td>	Exempt <td> <td>\$0</td> </td>	<td>\$0</td>	\$0
	FORT LAUD DALE, FL 33308 <td>Bldg <td>\$0 <td>Assessed <td> <td>\$33,563</td> </td></td></td></td>		Bldg <td>\$0 <td>Assessed <td> <td>\$33,563</td> </td></td></td>	\$0 <td>Assessed <td> <td>\$33,563</td> </td></td>	Assessed <td> <td>\$33,563</td> </td>	<td>\$33,563</td>	\$33,563
Site:			XFOB	\$0			county: \$33,563 \$33,563
Sales	1/17/201	\$5,726,300	V (Q)				city: \$33,563 \$33,563
	1/19/2012	\$1,456,000	V (U)				other: \$33,563 \$33,563
Info	3/10/2010	\$0	V (U)	st	\$782,025		school: \$33,563 \$33,563
	7/19/2005	\$6,168,500	V (Q)	lass	\$33,563		

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**Columbia County Property Appraiser Columbia County Property Appraiser Colum**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 35-2S-15**

**PARCEL 35-2S-15-001-1-001**

NOTES:



NW 1/4 OF NW 1/4 & SW 1/4 OF NW 1/4 AS LIES N OF I-10. ALSO SE 1/4 OF NW 1/4 AS LIES N OF I-10, EX 8.75 AC FOR D O T BARROW PIT & HAUL ROAD. ORB 854-2677, W

**DOUBLE HOOK RE**

**DOUBLE HOOK RE**

Owner: C/O CHICAGO TITLE INS AGCY INC  
3067 EAST COMMER  
FORT LAUD ALE, FL 33308

Owner: 3067 EAST COMMERCIAL BLVD  
FORT LAUD ALE, FL 33308

Site:  
Sales  
Info

1/17/201 \$5,726,300 V (Q)  
1/19/2012 \$1,456,000 V (U)  
3/10/2010 \$0 V (U)  
3/27/2007 V (Q)\$536,000 V (Q)

Mkt Lnd \$0  
Ag Lnd \$14,033  
Bldg Bldg \$0  
XFOB \$0  
st \$422,291  
lass \$14,033

Appr Appraised \$14,033  
Exempt \$0  
Assessed \$14,033  
county: \$14,033  
Tot Total city: \$14,033  
Taxable Taxable other: \$14,033  
school: \$14,033

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by: Gri zlyLogic.com



**Columbia County Property Appraiser Columbia County Property Appraiser Colum**

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 36-2S-15**

**PARCEL: 36-2S-15-0015-000**

NOTES:



ALL OF SEC LYING N OF I-10, EX ANY PORTION LYING WITHIN R/W OF I-75. ORB 875-1785, 1014-199-200, WD 1052-846, CT 1191-359, SWD 1229-359, WD 1329-514.

**DOUBLE HOOK RE**

**DOUBLE HOOK RE**

**2017 Calc**

Owner:		Mkt Lnd	Appr	Appraised	
C/O CHICAGO TITLE INS AGCY INC		\$1,250		\$91,795	
3067 EAST COMMERCIAL BLVD		\$90,145	Exempt	\$0	
FORT LAUD DALE, FL 33308			Assessed	\$91,795	
Site:		Bldg			county: \$91,795 \$91,795
	1/17/201	\$5,726,300	V (Q)		
Sales	1/19/2012	\$1,456,000	V (U)		city: \$91,795 \$91,795
Info	3/10/2010	\$0	V (U)		other: \$91,795 \$91,795
	7/19/2005	\$6,168,500	V (Q)		school: \$91,795 \$91,795

This information, updated: 3/2/2017, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or

by: [Gri Logic.com](http://www.griLogic.com)



THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA, COUNTY OF COLUMBIA,

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

in the matter of Notice of Public Hearing in the 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. RYAN Notary Public

Legal Copy As Published

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, 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 a public hearing on May 25, 2017 at 8:15 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 Kerri J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the Future 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 29.58 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 1301.45 feet to the Northwest corner of the Northwest 1/4 of Section 35; thence North 88°29'41" East along the North line of said Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35 a distance of 1330.78 feet to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 35; thence North 88°28'45" East along the North line of said Northwest 1/4 of the Northeast 1/4 of Section 35 a distance of 1331.25 feet to the Southwest corner of the East 1/2 of the Southeast 1/4 of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35" West along the West line of said East 1/2 of the Southeast 1/4 of Section 26 a distance of 1800.20 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 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest corner of Section 36, 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 said Section 36 a distance of 500.03 feet more or less; thence South 00°56'17" East, parallel with the West line of said Section 36, a distance of 2321.16 feet to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate Highway No. 10, concave to the South having a radius of 23088.32 feet and a central angle of 02°23'27"; thence Westerly along the arc of said curve, along said Northerly 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 Rest Area, where the chord bears North 79°05'02" West, a distance of 963.38 feet; thence North 08°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 Rest Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1380.85 feet; thence North 81°38'09" West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South 38°21'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 689.89 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West along said Northerly 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 Northerly Right-of-Way line of Interstate Highway 10 a distance of 1366.45 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 86°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of 400.00 feet; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a distance of 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 01°58'31" 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 19.98 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 35-2a-15-0109-000, 35-2a-15-00111-001, and a portion of Tax Parcel Numbers 38-2a-15-00115-000 and 26-2a-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 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139. 341164 May 12, 2017

p. 143p. 143



**PUBLIC NOTICE:** *Posted 5/12/17 CMS*

## **NOTICE OF PUBLIC HEARING**

# **BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.**

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, 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 a public hearings 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 Kerri J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the Future 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 15 East, Columbia County, Florida and run North 88°28'31" East along the North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue North 88°28'31" East along said North line of the Northwest ¼ of the Northwest ¼ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 35; thence North 88°29'41" East along the North line of said Northeast ¼ of the Northwest ¼ a distance of 1330.78 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 35; thence North 88°28'45" East along the North line of said Northwest ¼ of the Northeast ¼ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East ½ of the Southeast ¼ of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35" West along the West line of said East ½ of the Southeast ¼ of Section 26 a distance of 1800.20 feet more or less; thence North 88°29'26" East a distance of 1332.04 feet to East line of the Southeast ¼ of Section 26; thence South 00°36'46" East along the East line of said Southeast ¼ of Section 26 a distance of 1800.22 feet more or less to the Southeast corner of Section 26 (aka) the Northwest corner of Section 36, Township 2 South, Range 15 East; thence North 88°26'06" E along the North Line of the Northwest ¼ of the Northwest ¼ of said Section 36 a distance of 500.03 feet more or less; thence South 00°56'17" East, parallel with the West line of said Section 36, a distance of 2321.16 feet to a point on a non-tangent curve, on the Northerly Right-of-Way line of Interstate Highway No. 10, concave to the South having a radius of 23088.32 feet and a central angle of 02°23'27"; thence Westerly along the arc of said curve, along said Northerly 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 Rest Area, where the chord bears North 79°05'02" West, a distance of 963.38 feet; thence North 09°46'28" East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast of said Interstate Highway 10 Rest Area; thence North 81°39'09" West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North 81°36'09" West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South 38°21'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North 81°23'25" West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest ¼ of Section 35; thence North 81°44'10" West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 1366.45 feet; thence North 02°26'19" East a distance of 533.81 feet; thence South 86°15'19" West a distance of 0.12 feet; thence North 03°44'41" West a distance of 900.00 feet; thence South 86°15'19" West a distance of 400.00 feet; thence South 03°44'41" East a distance of 900.00 feet; thence North 86°15'19" East a distance of 359.88 feet; thence South 02°26'19" West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West still along said Northerly Right-of-Way

line of Interstate Highway 10 a distance of 1201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North 01°56'31" 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 35-2s-15-00109-000, 35-2s-15-00111-001, and a portion of Tax Parcel Numbers 36-2s-15-00115-000 and 26-2s-15-00098-000

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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



**THE 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

notice of enactment of ordinance

in the Court, was published in said newspaper in the issues of June 2, 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 2nd day of June, A.D., 2017  
KATHLEEN RIOTTO  
Notary Public

**NOTICE OF ENACTMENT OF ORDINANCES  
BY THE BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA**

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on June 15, 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 Du 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 that date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances read, as follows:



ORDINANCE NO. 2017 - 11

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO AN APPLICATION, CPA 0224, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO AGRICULTURE OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearings may be continued to one or more future date. Any interested party should 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 matter 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 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. 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)758-2111.



**PUBLIC NOTICE:** *Posted 6-2-17 BMS*

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

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the **Board of County Commissioners** of Columbia County, Florida, at public hearings on **June 15, 2017 at 5:30 p.m.**, or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances read, as follows:

## **ORDINANCE NO. 2017-11**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO AN APPLICATION, CPA 0224, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO AGRICULTURE OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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



**PUBLIC  
NOTICE**

NOTICE TO THE PUBLIC  
REGARDING THE PROPOSED  
CONSTRUCTION OF A  
NEW BRIDGE OVER THE  
RIVER AT THE  
LOCATION OF THE  
EXISTING BRIDGE  
AT THE  
MILE MARKER  
ON THE  
ROAD TO THE  
CITY OF  
THE STATE OF  
THE COUNTY OF



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM 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: 6/5/2017 Meeting Date: 6/15/2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature: [Handwritten Signature]

1. Nature and purpose of agenda item:

Second and Final Reading of 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. The Board of County Commissioners held a public hearing on June 1, 2017 and adopted LDR 16-03 - Ordinance 2016-24 - on first reading, as presented. The Board of County Commissioners voted against the recommendations of the Planning & Zoning Board.

2. Recommended Motion/Action:

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 OF 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, 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 PERMEABILITY; 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.

**W, THER FORE, 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 property wholly or partially located within the Ellisville Water System boundary being more particularly described as follows:

The southern half of Sections 34 and 35, Township 5 South, Range 17 East; The southern 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 this section shall apply to all property 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 of Sales, except for outdoor display and sale of autos, 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.

#### 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 publicly-accessible parking area.
  - b. Fifty (5) percent of any adjacent facade shall be glazed on agriculturally or residentially zoned.
- e. Massing.
  - a. Offsets 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. Pillars having a minimum depth of one (1) foot, a minimum width of one (1) foot and a minimum height of eight (8) feet or eighty (80) percent of the façade height; and/or,
    - ii. Roofline changes when coupled with correspondingly aligned facade 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 on the front or street-facing façade(s).
  - d. Prohibited material. The following material shall be prohibited:
    - i. Metal or vinyl siding on any front or street-facing façade and on more than fifty (5) percent of any adjacent wall on agriculturally or residentially zoned lands;
    - ii. Exposed smooth finished concrete block on any front or street-facing façade and on more than fifty (5) percent of any adjacent wall on agriculturally or residentially zoned lands; and,
    - iii. Exposed smooth 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 (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 (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 properties with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected in the front yard.
  5. Landscaping and Buffering
    - a. All properties with frontage along U.S. 441 shall provide a ten (10) foot areal 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 low shrub along the entire frontage of U.S. 441 (excluding driveway areas and within the front yard triangle).
    - b. Park lots shall provide landscaping contain a minimum of twenty (20) percent the total lot area as shown in 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 area;
  - ii. One (1) canopy tree shall be required per every 400 square foot of parking area;
  - iii. One (1) shade tree shall be required per every 50 square foot of parking area;
  - iv. Ten (10) shrubs shall be required per every canopy tree; and,
  - v. Groupings (i.e. mulch, flowers, juniper, jasmine, and similar tree ground cover) shall be provided in the remaining required 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 five (5) feet. Permitted types include:
  - 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. Free Standing Signs.

- i. All free standing signs located on the front of a U.S. Highway 1 (between the front facade of a U.S. Highway 41) shall be designed as monument or group 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 text to the materials used in the building 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 facade;
- 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 located above the roofline of the building except that, where there is a parapet 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 contiguous 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 contiguous 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 COUNTY COMMISSIONERS OF  
COLUMBI COUNTY, FLORIDA

\_\_\_\_\_  
P. DeWitt Cason, County Clerk

\_\_\_\_\_  
Ronald Williams, Chairman

**Exhibit "A"**





**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.

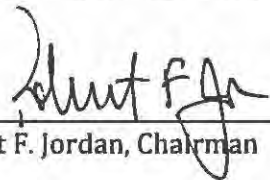
Section 4. This resolution shall become effective upon adoption.

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.

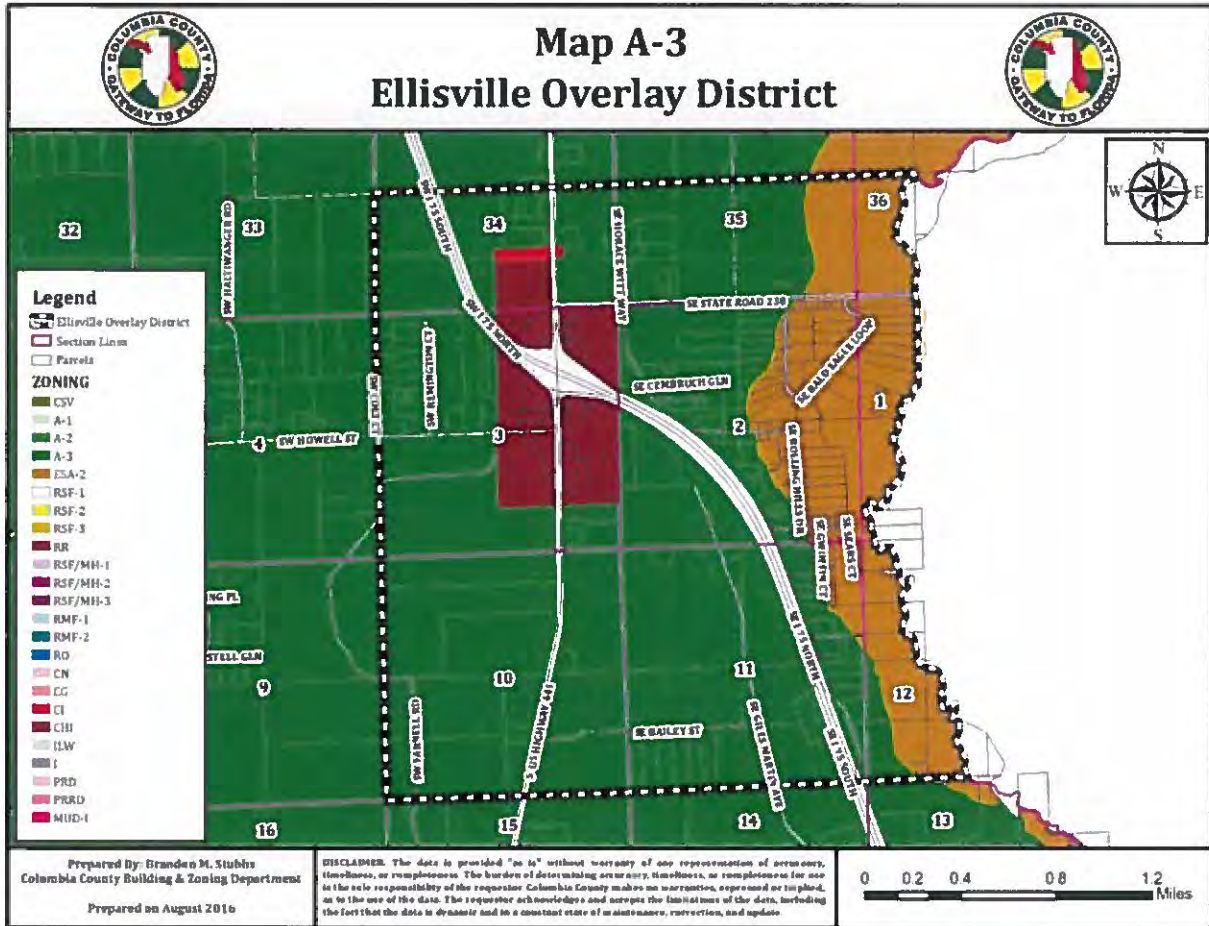
PLANNING AND ZONING BOARD OF  
COLUMBIA COUNTY, FLORIDA,  
SERVING ALSO AS THE  
LOCAL PLANNING AGENCY OF  
COLUMBIA COUNTY, FLORIDA

Attest:

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

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

# Exhibit "A"







# Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
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

- Applicant Status  Applicant  Agent
- 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.**

- 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

- 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
- 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

## 4.22.4.1 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 southern half of Sections 34 and 35, Township 5 South, Range 17 East; The southern 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 this 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 for outdoor display and sale 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 material to the principal structure.
  - d. Glazing.
    - i. Twenty (20) percent of the front façade when facing a street or publicly-accessible parking area.
    - ii. Fifteen (15) percent of any façade that faces agriculturally or residentially zoned.
  - e. Massing.
    - i. Offsets required. Front facades and street-facing facades shall incorporate wall offsets of at least five (5) feet (depth of 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 eight (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 material 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 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 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, off-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 material or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, edge-line, barrier and attain 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 material or,
    - ii. Landscaping using evergreen materials, capable of providing a substantially opaque, edge-line, barrier and attain 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 material. Located in rear yards only.
4. Fencing.
  - a. With the exception of ornamental fencing, fences erected on property 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 arborial 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

- 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. Wind Signs.
    - i. Signs 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 4-2.4.2 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. Removing in any continuous 12-month period when the cost of the removal is 50 percent or more of the Fair Market Value ("FMV") Certified Building Value as established by the local County Property Appraiser; or,
    - ii. When removing 50 percent or more of the front facade in any continuous 12-month period.

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

---

Dear Mr. Stubbs, Dear Mr. Stubbs,

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

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

1- Much more emphasis should be made on all four elevations' finish, as well as the roof. 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 on the 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. 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. I take this opportunity to wish you & your loved ones a happy & blessed Easter holiday.

Kindly acknowledge receipt of this mail. Kindly acknowledge receipt of this mail.

Kind regards 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. 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 have participated in 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 \_\_\_\_\_ 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



# 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

*[Signature]*  
*[Signature]*

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 Y FINEOUT  
Associated Pr Associated Press

TALLAHASSEE — In a major blow to Florida's slot machine industry, 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 rejected the suit, which would have allowed slot machines to be added to tracks in the state's 17 counties that have approved them. 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 larger overhaul that allowed the Seminole Tribe of Florida to add blackjack to its casinos — opened the door to local control of slot machines. This position, however, was rejected by Attorney General Pam Bondi and state officials have refused to let the track install the machines. Track owners had missed the 2009 legislation, adding that



STOCK PHOTO

The Florida Supreme Court 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 ruling, adding that

While the state lacks high-end casinos like Las Vegas, the Seminole Tribe operates several casinos, including 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 recent 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 on the bill. Galvano said, "This confirms our position in the Seminole Tribe negotiations with the Seminole Tribe, providing clarity that as we move forward the Legislature, rather than the Seminole Tribe, is in charge of the state's gaming plan."

## 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 for the state's next transportation secretary.

Dew, a former external affairs director for Scott, is currently a consultant from Orlando who served in the same position for the Florida Department of Transportation. After interviewing five candidates last week, the governor's cabinet will appear to favor Dew, Biter and Phillip Gainer, a Department of Transportation district

secretary, for the job. The list also includes former transportation secretary Jim Boyd. Dew, Biter and Phillip Gainer are all former members of the Florida Department of Transportation. Dew was a former department assistant secretary. The other candidates are Richard Biter, a former department assistant secretary, and Phillip Gainer, a former external affairs director.

## OBITUARIES

**Angela Robinson** died on May 17, 2017, at the age of 24, after a long battle with cancer. She was born in Ft. White, FL, and was a member of the First Baptist Church in Ft. White. She is survived by her mother, Patricia Robinson, and her father, James Robinson. A memorial service will be held on May 20, 2017, at 11:00 AM at the First Baptist Church in Ft. White. Burial will be in the Ft. White Cemetery.

**Brandon Snowden** died on May 19, 2017, at the age of 60. He was born in Ft. White, FL, and was a member of the First Baptist Church in Ft. White. He is survived by his wife, Patricia Snowden, and their children. A memorial service will be held on May 20, 2017, at 11:00 AM at the First Baptist Church in Ft. White. Burial will be in the Ft. White Cemetery.

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go out of his way to help you find what you need in today's classifieds.

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, and he will be missed by all who loved him forever.

A memorial service is scheduled for Saturday, May 20th at 11:00 AM at Archer Funeral Home, located at 55 North Lake Avenue, Lake Butler, Florida 32054. For further information, call (386) 496-2008.

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

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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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# 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

the matter of *Legal Notice of Enactment of Ordinance*

the Court, was published in the issues of *June 2, 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 *2* day of *June*, A.D., 20 *17*



KATHLEEN A. RIOTTO  
MY COMMISSION # FF 133436  
EXPIRES: August 20, 2018  
Granted Thru Budget Notary Services

*Todd Wilson*  
*Kathleen Riotta*  
Notary Public

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**COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA ITEM REQUEST FORM 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: 6/19/2017 Meeting Date: 6/15/2017

Name: Ben Scott Department: BCC Administration

Division Manager's Signature: 

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

Annie Mattox Park License Agreement

**2. Recommended Motion/Action:**

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

This item has no effect on the current budget.



Di . 1 - Ronald Williams  
Distric o. 2 - Rusty DePratter  
Distric o. 3 - Bucky Nash  
Distric o. 4 - Everett Phillips  
Distric o. 5 – Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

MEMORAND      MEMORANDUM

TO:                    rd of County Commissioners  
FR:                    n Scott, County Manager  
DATE:                June 9, 2017      9, 2017  
SUBJECT:          Annie Mattox Recreation Center

---

The attached license agreement with Annie Mattox Recreation Center, Inc. expired on May 30, 2017. This agr 2017. This agree  
Annie Ma ox Park. The Annie Mattox Board has expressed interest in renewing our agreement and has an attorney currently reviewing it. I am requesting Board approval to continue maintaining the facilities, as per the current agreement, until a new agreement is reached.

XC:                  Mattox

BOARD MEETS FIRST THURSDAY AT 5:30 P.M.  
AND THIR      HURSDAY AT 5:30 P.M.

**LICENSE AGREEMENT**

**THIS LICENSE AGREEMENT** (“Agreement”) made and entered into this 1<sup>st</sup> day of July, 2007 between **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose mailing address is Post Office Box 1529, Lake City, Florida 32056-1529, (herein “County”), and **ANNIE MATTOX RECREATION CENTER, INC.**, a Florida not-for-profit corporation, whose mailing address is Post Office Box 1663, Lake City, Florida 32056-1663, (herein “AMRC”), for the purpose of furnishing a facility to provide recreational opportunities for the citizens of the

**RECITALS**

A. The AMRC owns a recreational facility identified as the Annie Mattox Recreation Center (Columbia County Property Appraiser Parcel No. 00-00-00-11711-001-08) (herein the “Center”) used to support and develop recreational opportunities for the youth of the community. C owns

B. AMRC desires to gra sires to AMRC desires to gra grounds of the Center for activities supported by the County Recreational Department.

C. The County finds that the best interests of the County and the public will be served by accepting a license to use and maintain the grounds of the Center under the terms of this agreement.

**NOW, THEREFORE**, in consideration of the premises and the covenants of the parties herein contained, AMRC and County

1. **RECITALS.** The above recitals are all true and accurate and are incorporated herein and made a part of this agreement.

2. **E TO USE AND MAINTAIN THE GROUNDS OF THE CENTER.** AMRC, sub accepts from AMRC, a license to use and maintain the grounds of the Center for activities supported by the County Recreation Department in cooperation and coordination with AMRC.

3. **F LICENSE.** This license is for an initial term of ten (10) years commencing July 1, 2007 and ending at 12:00 Midnight, May 30, 2017. Unless extended by written agreement between the parties, upon expiration of the initial term or termination of license under Section 4 herein, all rights and obligations of the parties under this a by Count to AMRC. under this agree

4. **TO TERMINATE LICENSE.** At any time during the initial term, Coun y shall have the right to terminate this license by giving AMRC sixty (60) days written notice of their election to terminate, and upon expiration of sixty (60) days from the date the notice is given, this license shall be terminated.

5. **ULING OF EVENTS.** County shall coordinate the scheduled usage of the Center by County and shall provide AMRC a monthly schedule, in advance, listing the ~~listing the names, dates and times of all events~~ County coordinate the schedule usage of the Center by AMRC and shall provide County a monthly schedule, in advance, listing the names, dates and times that AMRC sponsored events will occur.

6. **CONCESSIONS.** AMRC shall retain all proceeds from and operate all concessio s at the Center during events scheduled under Section 5. All gate receipts will be retained b ~~profits made by the sponsors~~ of any event sponsored by the County and/or AMRC.

7. **OF OPERATION.** The Center will be open for County sponsored usage only during daylight hours. Use of the Center for ARMC sponsored events m occur after daylight hours following notification to the County. County Ordinances regarding alcoholic beverages and special events waiver shall apply to all usage of the Center during the term of this agreement.

8. **OF RENT.** County shall have no obligation to pay any cash or other consideration to AMRC for the use of the property during the term of this agreement or any extended term.

9. **INSURANCE.** County agrees to add the Center and equipment to County's property damage insurance policy schedule of properties. Teams or organization organizations scheduled County and, therefore, without County insurance coverages, shall, unless waived by County, provide the County, prior to activities at the Center, the insurance coverages described in described in Exhibit A.

10. **MAINTENANCE.** The County shall, at its expense, maintain the general area of the Center by cutting and mowing the grass and maintaining the playing area of the AMRC field. County shall maintain the Exhibit B improvements and any County-funded additional improvements. ARMC shall maintain Center fixtures and equipment existing prior to the date of this agreement.

11. **IMPROVEMENTS.** During the term of this agreement, County may make additional improvements approved by ARMC prior to commencement of construction and/or installation of the improvements. Title to all improvements to the Center made after the date of this agreement shall immediately vest in ARMC.

12. **UTILITIES.** AMRC shall pay the County as invoiced for electricity charges incurred during usage of the Center by AMRC under Section 5 of this agreement. Center shall er shall be responsible for the Center property as of July 1, 2007 unless otherwise agreed upon in writing.

13. **ASSIGNMENT.** This agreement cannot be assigned or transferred to any person or entity by AMRC or County.

14. **ENTIRE AGREEMENT.** This agreement replaces any prior agreement between the between the parties amended or modified except by an instrument in writing signed by the parties in the same formalities as this agreement.

15. **GOVERNING LAW.** This agreement has been made under and shall be construed in accordance with the laws of the State of Florida.

**IN WITNESS WHEREOF,** the parties hereto have executed this agreement the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**COLUMBIA COUNTY, FLORIDA**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Elizabeth Porter, Chairman

\_\_\_\_\_  
Print or type name

**ATTEST:** \_\_\_\_\_  
P. DeWitt Cason, Clerk of Courts

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print or type name

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by **ELIZABETH PORTER**, as Chairman of the **BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, on behalf of the Board, who is personally known to me or who has produced a Florida driver's license as identification.

\_\_\_\_\_  
Notary Public, State of Florida

(**NOTARIAL  
SEAL**)

My Commission Expires:

Signed, sealed and delivered  
in the presence of:

**ANNIE MATTOX RECREATIONAL  
CENTER, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Leroy George, President

\_\_\_\_\_  
Print or type name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print or type name

**STATE FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by **LEROY GEORGE**, as President of **ANNIE MATTOX RECREATION CENTER, INC.**, a Florida not-for-profit corporation, who is personally known to me or who has produced a Florida driver's license as identification.

\_\_\_\_\_  
Notary Public, State of Florida

(**NOTARIAL  
SEAL**)

My Commission Expires:

**EXHIBIT A**

**EVENT REQUIREMENTS  
COLUMBIA COUNTY, FLORIDA**

Event sponsors shall carry insurance of the following kinds and amounts (exceptions are noted). Sponsors shall procure and maintain for the duration of the event or as later indicated, insurance against claims for injuries to persons or damage to property which may arise from or in connection with this agreement by the sponsor, his agents, representatives, employees or subcontractors.

**A. MINIMUM SCOPE OF INSURANCE**

**1. General Liability:**

Insurance will be written on an occurrence basis. Claims-made coverage will be accepted only on an occurrence basis after County approval.

**1 General Liability:**

Products and Completed Operations  
Contractual  
Personal Injury  
Explosion, Collapse and Underground  
Broad Form Property Damage

**2. Automobile Liability:                    Automobile Liability**

Business Automobile Liability providing coverage for all owned, hired and non-owned autos. Coverage for loading and unloading shall be provided under either automobile liability or general liability policy forms.

**3. Workers' Compensation Insurance:**

Statutory protection against bodily injury, sickness or disease or death sustained by an employee shall be provided by a commercial insurance company or a recognized self-insurance plan for death sustained by an employee.

insurance and authorized by the State of Florida.

4. **Employers Liability Insurance**

Covering common law claims of injured employees made in lieu of or in addition to a workers' compensation

**B. LIMITS OF INSURANCE.**

1. **General Liability:**

Commercial General Liability on an "occurrence form" for bodily injury and property damage:

- \$1,000,000 General Aggregate Limit
- \$500,000 Product-Completed Operations Aggregate
- \$500,000 Personal and Advertising Injury
- \$1,000,000 Each Occurrence

2. **Automobile Liability:**

\$500,000 Combined Single Limit per accident for bodily injury and property damage.

3. **Workers' Compensation:**

As required by State of Florida Statute.

4. **Employer's Liability:**

- \$100,000 Bodily Injury by Accident or Disease
- \$500,000 Policy Limit by Disease

**C. OTHER INSURANCE PROVISIONS.**

1. **General Liability and Automobile Liability Coverages Only:**

- a. The sponsor's insurance coverage shall be primary insurance as respects the volunteers, as their interests may appear. Any insurance or self-respects the Court volunteers,



insurance maintained by the County, its officers, officials, employees, agents, or specified volunteers shall be in excess of the sponsor's insurance and shall not contribute to it.

- b. The sponsor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

**2. All Coverages:**

- a. Sponsors are responsible to pay all deductibles. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to the County. Payment of premium will require ten (10) days' written notice to the County.

- b. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the County, its officers, employees, agents, or specified volunteers.

**D. ACCEPTABILITY OF INSURERS:**

Insurance is B+V. Insurance is to be

**E. VERIFICATION OF COVERAGE:**

The County shall be indicated as a Certificate Holder and the sponsor shall furnish the County with Certificates of Insurance reflecting the coverage required by this document. The A.M. Best rating and deductibles, if applicable, shall be indicated on the Certificate of Insurance for each insurance policy. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on behalf of the County. The County reserves the right to require complete, certified copies of all required insurance policies at any time.

**F. SUBCONTRACTORS WORKING FOR THE SPONSOR:**

The sponsor shall include all subcontractors as insureds under its policies or shall furnish separate certificates and/or endorsements for each contractor. Subcontractors working for the sponsor shall be required to carry insurance.

**G. HOLD HARMLESS AGREEMENT:**

The sponsor, to the fullest extent permitted by law, shall indemnify and hold harmless, the County, its elected and appointed officials, employees, agents, and specified volunteers ~~is~~ against all claims, damages, losses and expenses, including, but not limited to, attorneys' fees, arising out of or resulting from this event, provided that any such claim, damage, loss or exposure (1) is attributable to personal injury ~~personal injury, including~~ or destruction of ~~property, including~~ or destruction of (2) is caused by any subcontractors, subconsultants, or anyone directly or indirectly employed by any of them or anyone for whose acts they are legally liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

## **EXHIBIT B**

### **IMPROV      TS**

One 20 x 14 restroom addition and renovation of existing restroom

2" irrigatio      2" irrigation tap

2" water impact fee

2" sprinkler irrigation system

Sprig with Tift 419 Bermuda

Football field goal posts

Aluminum bleachers (4) 20 x 30

Fencing - East side gate / Westside roll gate

6' fence on SE corner with pedestrian opening on Center Street side

Electrical C

Electrical Conduit for field lighting