

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

August 17, 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.

Invocation (Commissioner Tim Murphy)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Approval of Consent Agenda

Adoption of Consent Agenda

Public Hearings

Brandon Stubbs, County Planner

- (1) Second and Final Reading and Public Hearing of CPA 0224 - Ordinance 2017-11 - Large Scale Comprehensive Plan Amendment ("LSCPA") - 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 from HIGHWAY INTERCHANGE to AGRICULTURE - District 1 - Commissioner Ron Williams (Pg. 1)**

Discussion and Action Items

Dennille Decker, Executive Director - Lake City Chamber of Commerce

- (1) **Internet Casinos in Columbia County (Pg. 71)**

Joel Foreman, County Attorney

- (2) **Request for Adoption Hearing - Amendments to County Animal Control Ordinance (Pg. 92)**
- (3) **Request for Adoption Hearing - Ordinance to Repeal Medical Marijuana Dispensary Moratorium (Pg. 103)**
- (4) **Request for Utility Easement - Marion Street Deli and Pub (Pg. 107)**

Ben Scott, County Manager

- (5) **Resolution No. 2017R-33 - Ellisville Tax Increment Area (Pg. 114)**

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: August 9, 2017

Meeting Date: August 17, 2017

Name: Brandon M. Stubbs

Department: Building And Zoning

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Second and Final Reading and Public Hearing 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.

The Board of County Commissioners held a public hearing on the proposed LSCPA on June 15, 2017 and approved CPA 0224, Ordinance 2017-11, on first reading.

The proposed amendment was sent the the Florida Department of Economic Opportunity and other state and local agencies on June 22, 2017. Agency comments are included in the Commission packets.

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

2. Fiscal impact on current budget.

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

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item

ORDINANCE NO. 2017-11

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.

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 163.3161 through 163.3248, Florida Statutes, as amended, the Community 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 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, 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 also 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.

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

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. 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-one (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 163.3161 through 163.3248, 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 has become 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, Caldwell Building, First Floor, Tallahassee, Florida 32399-6508.

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 on first reading the 15th day of June 2017.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of County Commissioners this 17th day of August 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 $88^{\circ}28'31''$ East along the North line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35; thence North $88^{\circ}29'41''$ East along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 1330.78 feet to the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35; thence North $88^{\circ}28'45''$ East along the North line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 26 a distance of 1800.20 feet more or less; thence North $88^{\circ}29'26''$ East a distance of 1332.04 feet to East line of the Southeast $\frac{1}{4}$ of Section 26; thence South $00^{\circ}36'46''$ East along the East line of said Southeast $\frac{1}{4}$ 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 $88^{\circ}26'06''$ E along the North Line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 36 a distance of 500.03 feet more or less; thence South $00^{\circ}56'17''$ 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 $02^{\circ}23'27''$; 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 $79^{\circ}05'02''$ West, a distance of 963.38 feet; 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 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 $\frac{1}{4}$ 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 1366.45 feet; thence North $02^{\circ}26'19''$ East a distance of 533.81 feet; thence South $86^{\circ}15'19''$ West a distance of 0.12 feet; thence North $03^{\circ}44'41''$ West a distance of 900.00 feet; thence South $86^{\circ}15'19''$ West a distance of 400.00 feet; thence South $03^{\circ}44'41''$ East a distance of 900.00 feet; thence North $86^{\circ}15'19''$ East a distance of 359.88 feet; thence South $02^{\circ}26'19''$ West a distance of 525.40 feet to said Northerly Right-of-Way line of Interstate Highway 10; thence North $81^{\circ}44'10''$ 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 $01^{\circ}56'31''$ West along said Easterly Right-of-

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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.

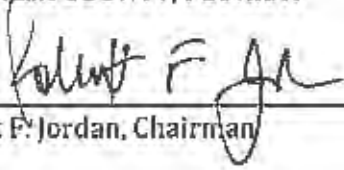
PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 25th day of May 2017.

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 (“FLUM”) of the Comprehensive Plan from HIGHWAY INTERCHANGE to AGRICULTURE on an approximate 253.25 acre subject property.

APPLICANT/AGENT: Kerry J. Burns of Golder Associates, Inc.

PROPERTY OWNER(S): Florida Power & Light Company

LOCATION: North of Interstate Highway 10 (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 FLUM Highway Interchange

PROPOSED FLUM Agriculture

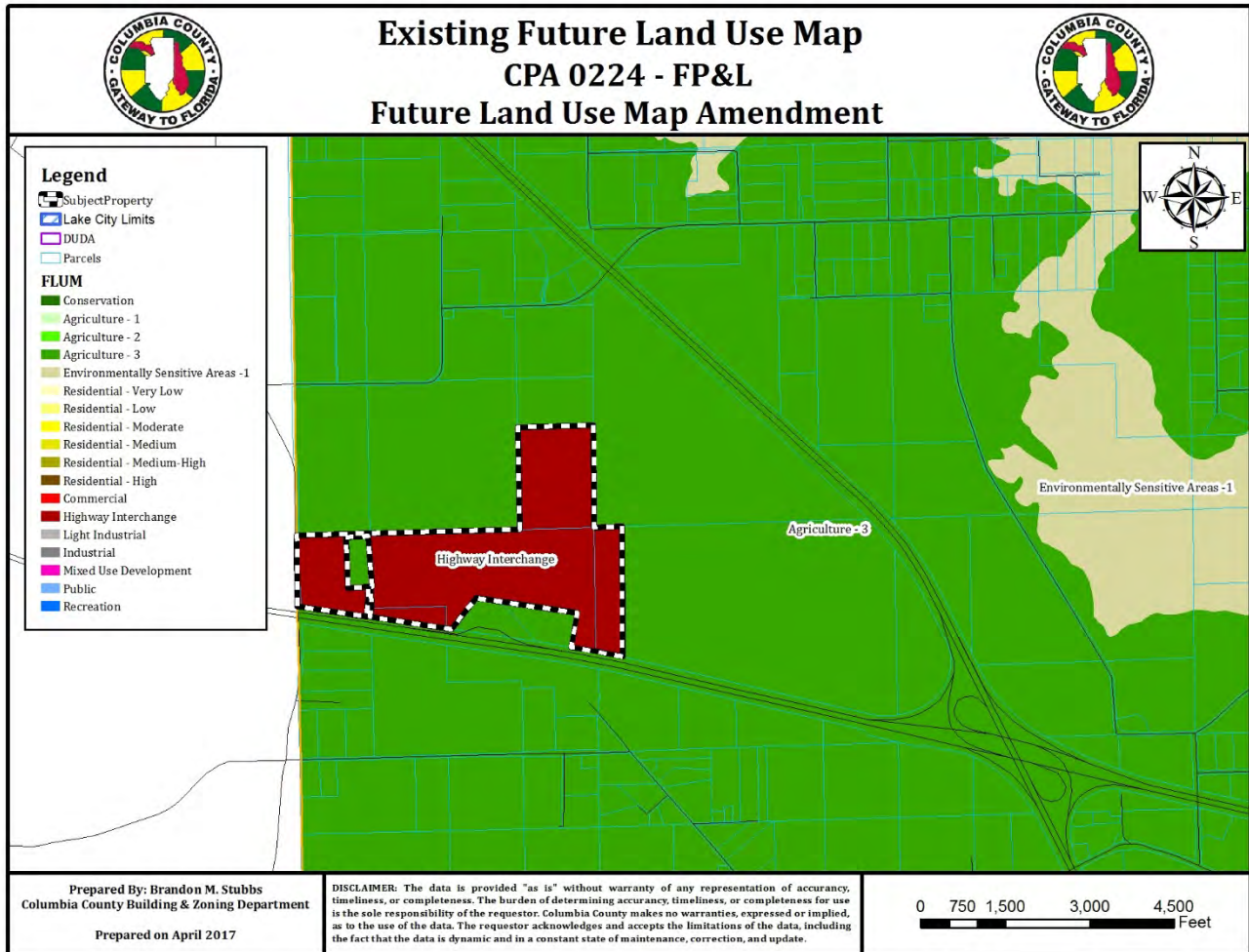
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed 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 conservation element of 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, riding or boarding stables, drive-in theaters, 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)

welding shop (not to exceed 2,500 square feet), home occupations, off site signs, bottled water plants, private clubs and lodges, flea markets; explosives (manufacturing or storage); biomedical waste storage or treatment facilities; intensive agriculture (only if located outside of a high groundwater aquifer recharge area as shown on Illustration A-XI) and other similar uses compatible with agriculture uses may be approved as special exceptions and be subject to an intensity of .25 floor area ratio.”

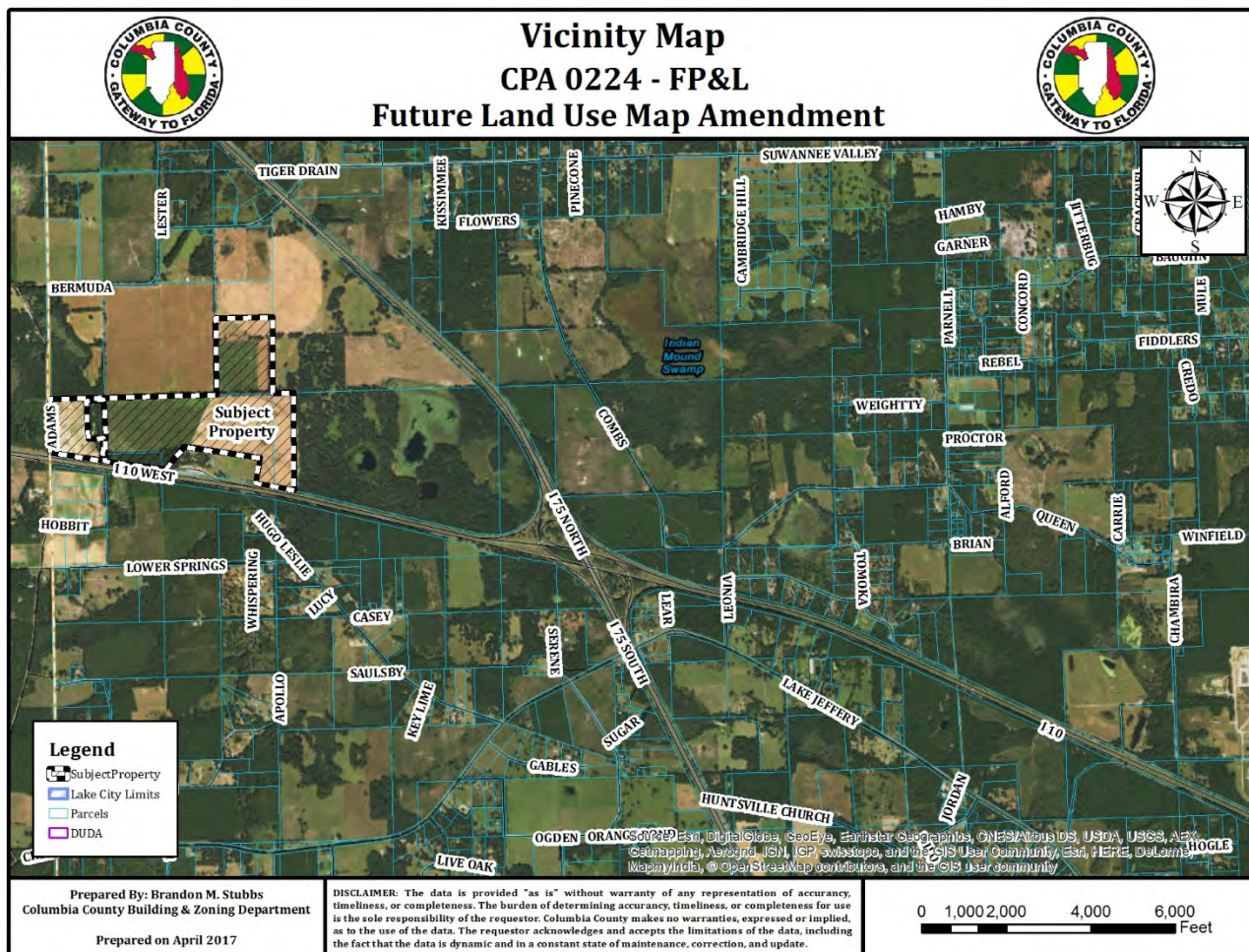
SURROUNDING USES

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	Vacant Agricultural Lands	Agriculture	Agriculture-3 (“A-3”)
South	Interstate Highway 10 (I-10)	Agriculture	Agriculture-3 (“A-3”)
East	Interstate Highway 75 (I-75)	Agriculture	Agriculture-3 (“A-3”)
West	Vacant Agricultural Lands/ Suwannee County	Agriculture	Agriculture-3 (“A-3”)

Map 2. Vicinity Map



CONSISTENCY 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.

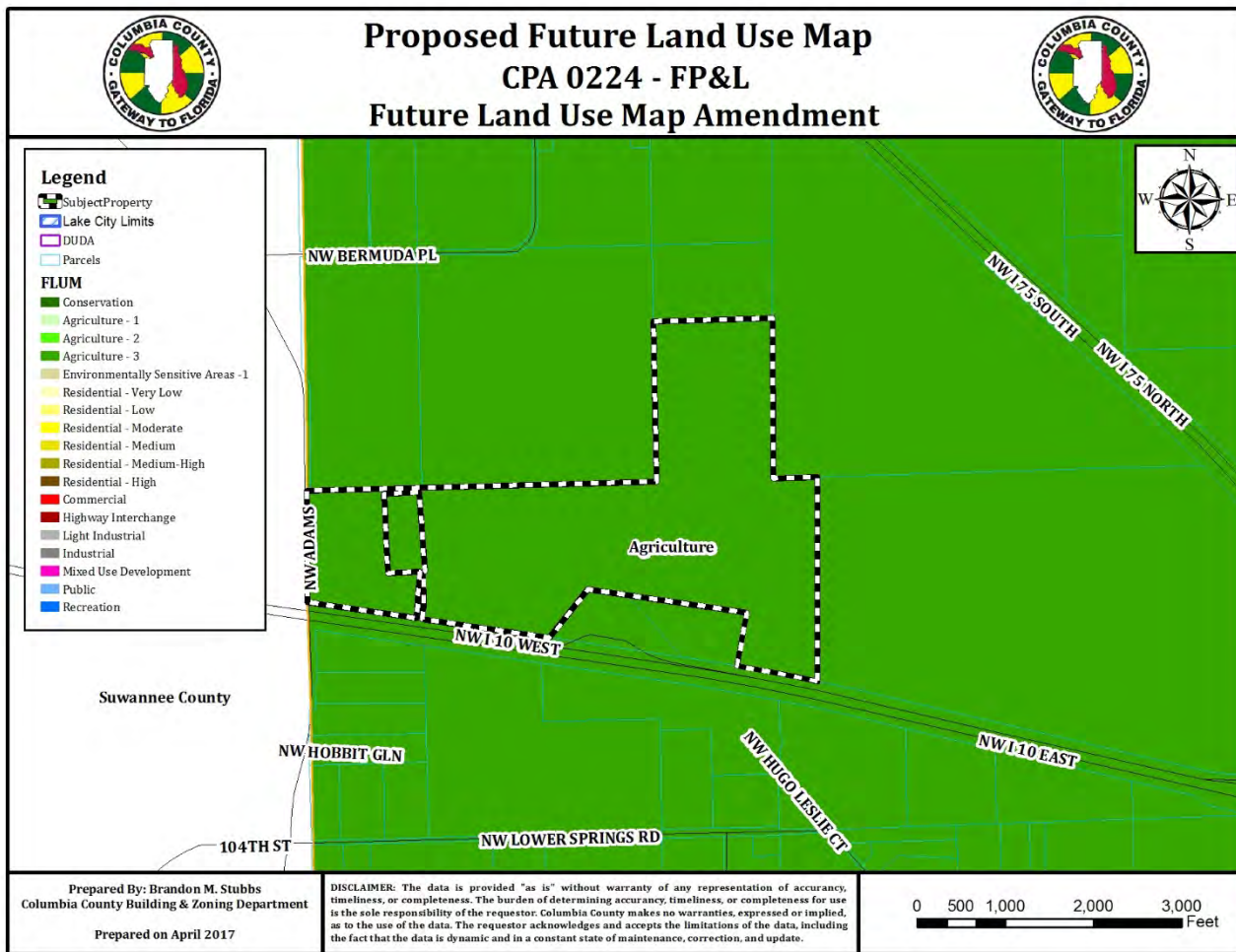
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Proposed FLUM 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 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 3. Proposed Future Land Use Map



Staff has 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 DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
Zoning District:	Highway Interchange	Agriculture
Max. Gross Density:	N/A	One (1) Dwelling Unit Per Five (5) Acres
Floor Area Ratio:	0.25	N/A

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

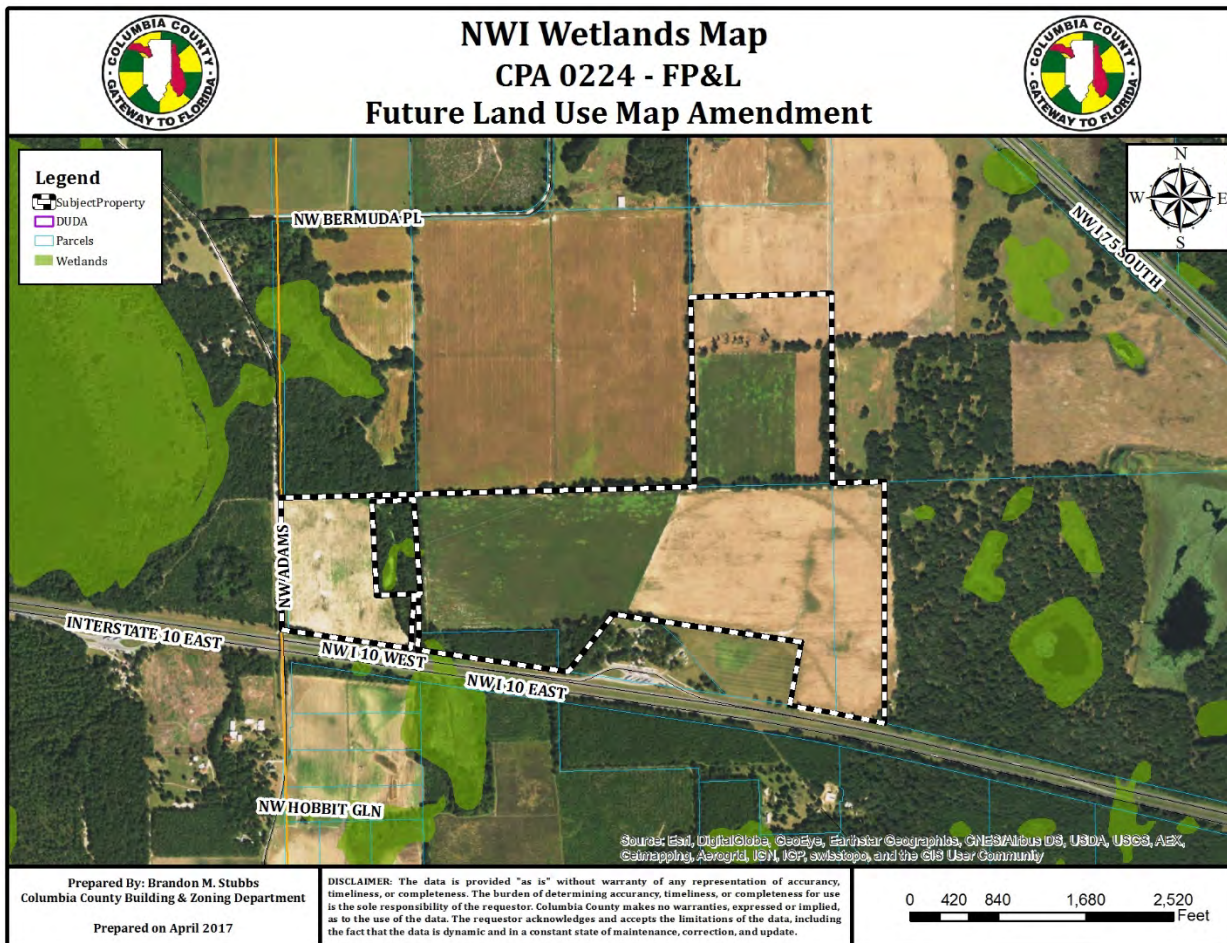
ENVIRONMENTAL CONDITIONS ANALYSIS

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

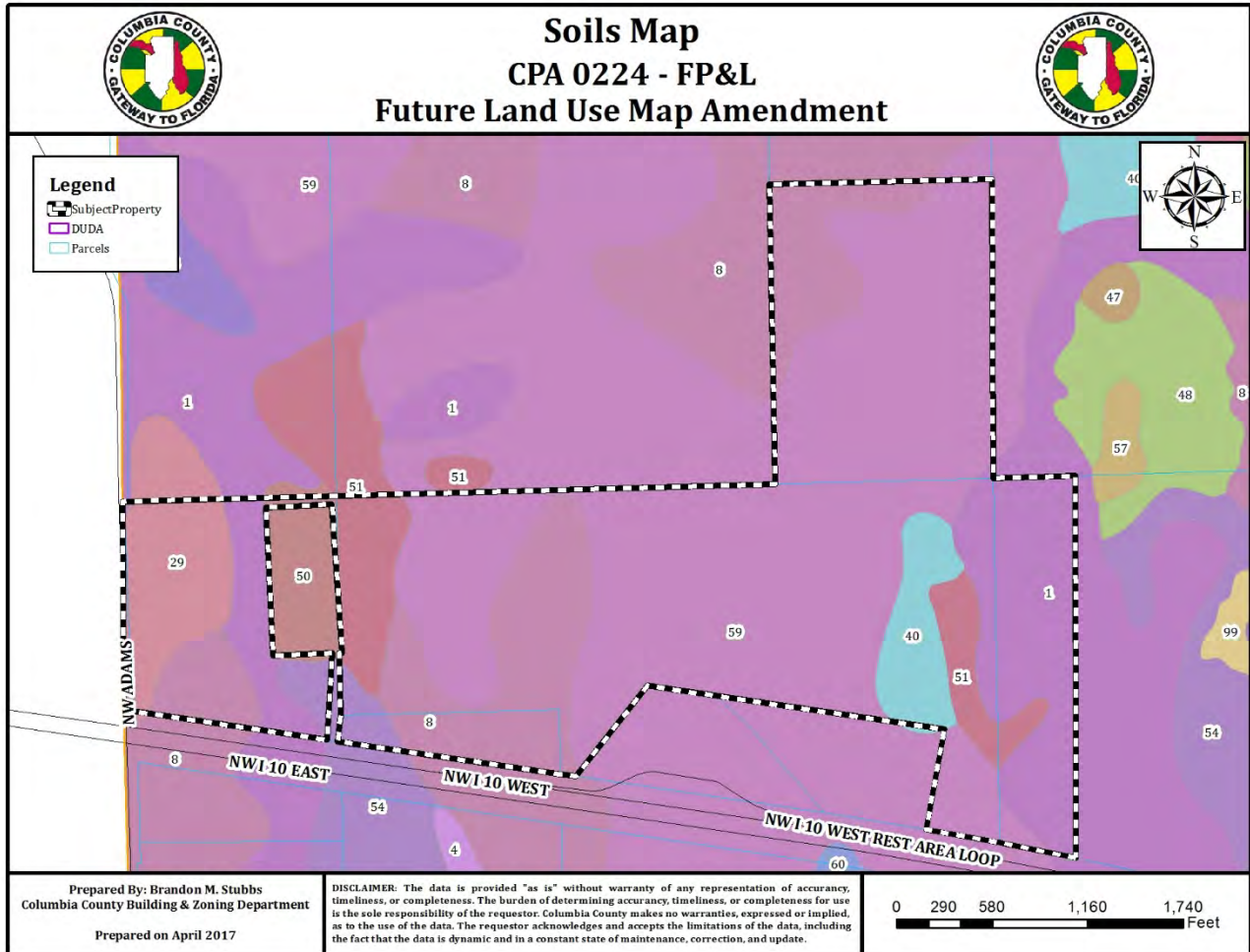
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. 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 seven (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 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) 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 subsoils 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 broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 4) Lakeland fine sand soils (0 to 5 percent slopes) are excessively drained, nearly level to gently sloping soils on broad, 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 uplands. 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 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.
- 7) Plummer muck depressional soils are poorly drained, nearly level soils in concave depressions and poorly defined 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, and 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

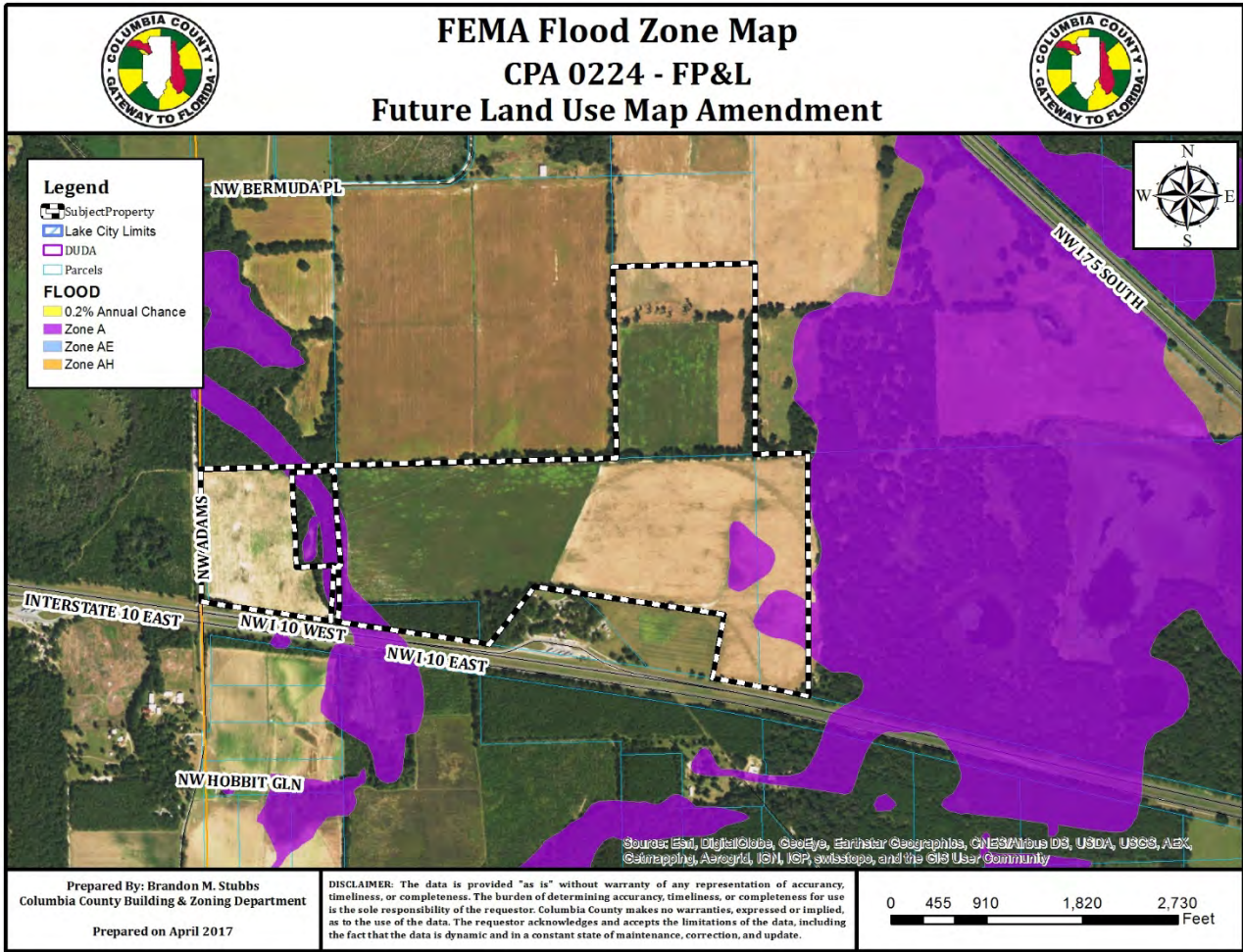


Flood Potential

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 floodplain).

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

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

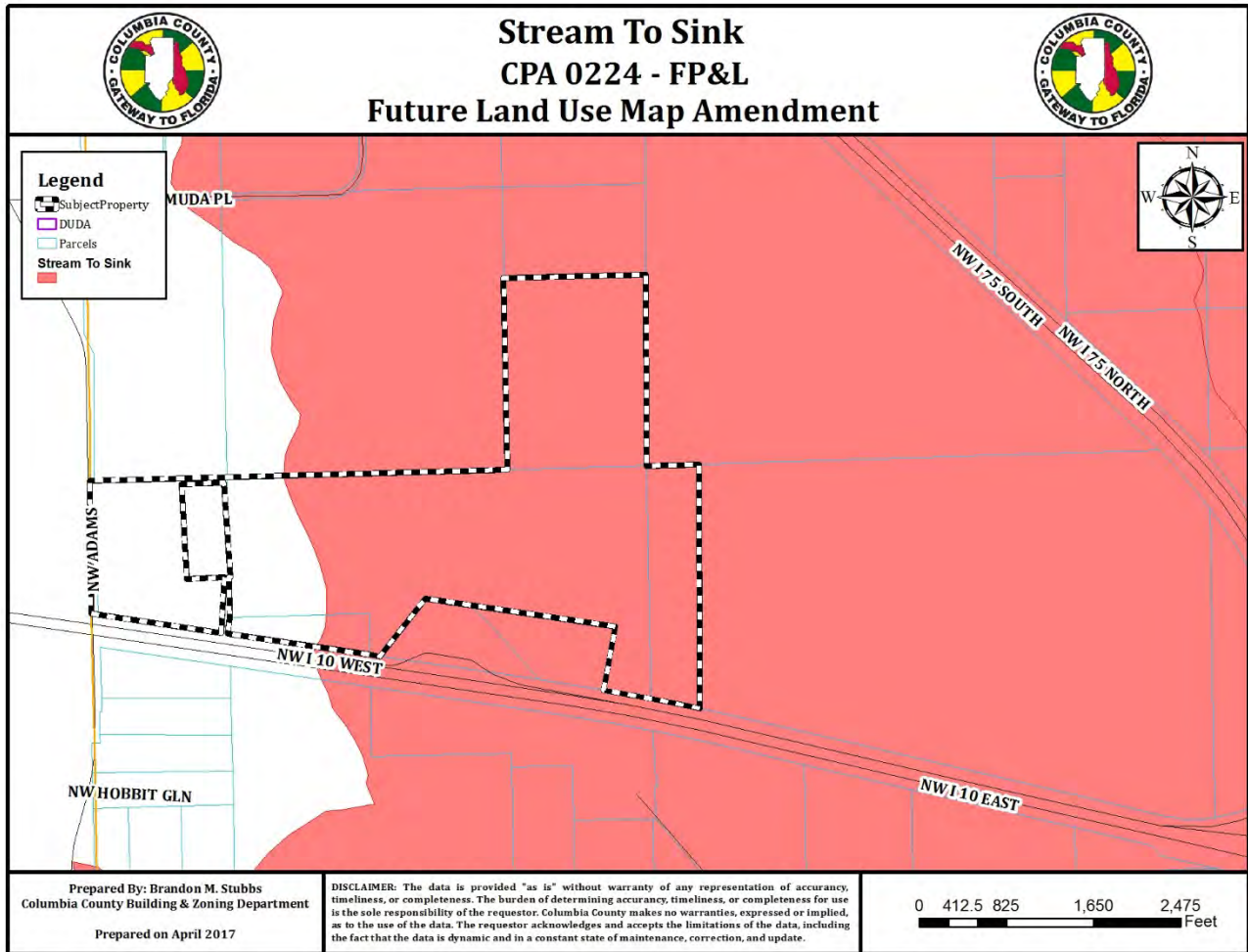
According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is located within a stream to sink area.

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

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

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

Map 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.

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.

PUBLIC FACILITIES 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

FOR PLANNING USE ONLY	
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. Acreage: _____
8. Existing Use of Property: _____
9. Proposed use of Property: _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of 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. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
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? 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. 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 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-thru 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



April 14, 2017

1778943

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

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

Dear Mr. Stubbs:

Florida Power & 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 the 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

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

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(MW) of solar power. The proposed solar energy center will require a new electrical 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.

Once operational, the area beneath the solar equipment will be grassed or covered by 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 the 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 Bullock, M.S.
Associate and Project Manager

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

KJB/KB

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

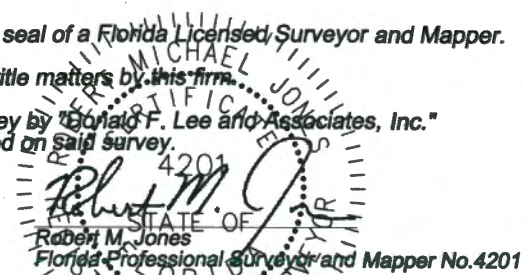
A parcel of land depicted as "Highway Interchange" on Columbia County Future Land Use Plan Map 2024, last amended March 15, 2015, being more particularly described as follows:

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**

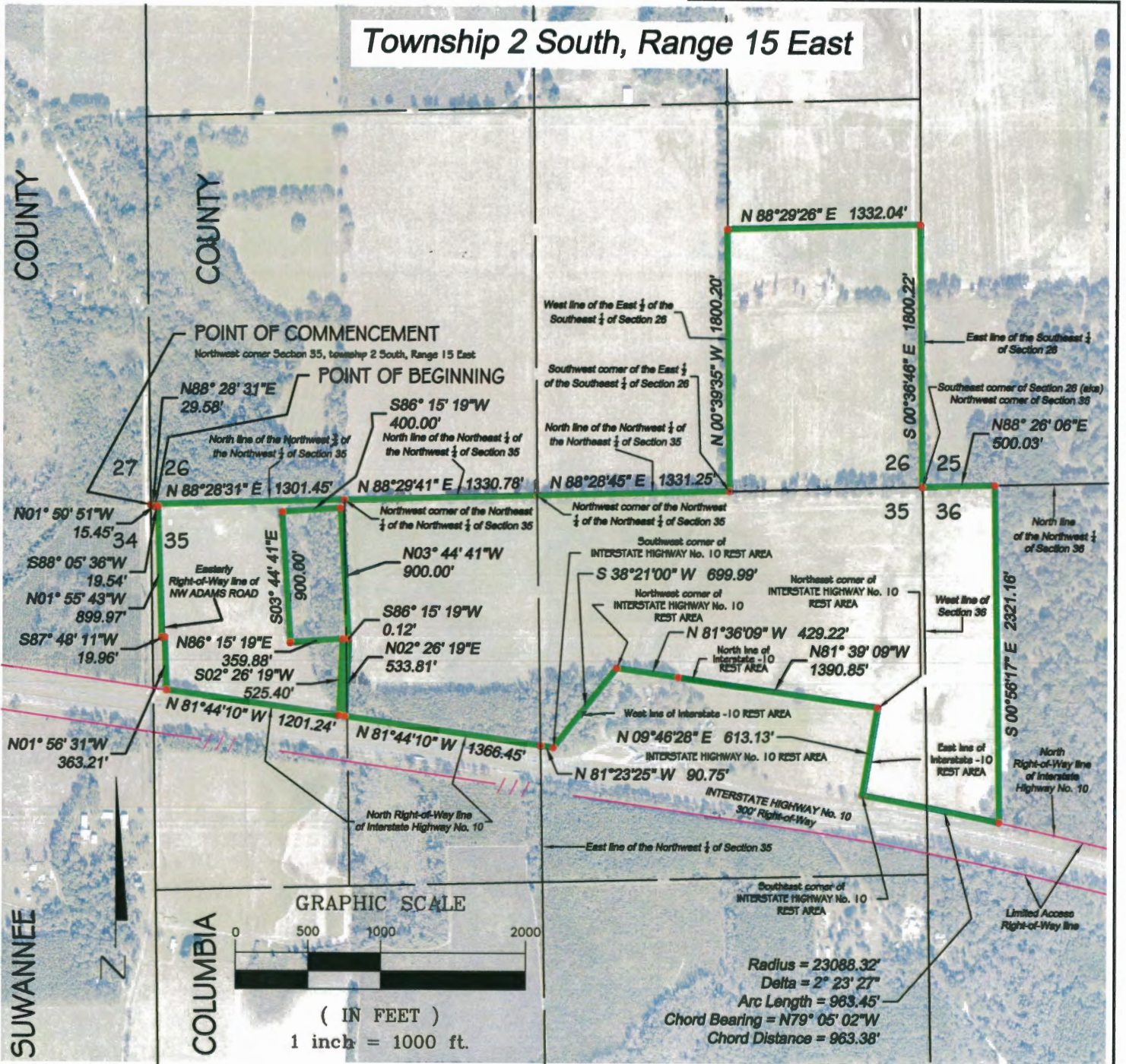


Amec Foster Wheeler
Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

DATE		BY	DESCRIPTION
REVISION			
DRAWN BY: <u>PEW</u>		CHKD. BY: <u>RMJ</u>	
DATE: <u>04/06/2017</u>		DATE: <u>04/04/2017</u>	
JOB No. <u>6374.17.1015</u>	SCALE: <u>N/A</u>	SHT. <u>1</u> OF <u>2</u>	
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

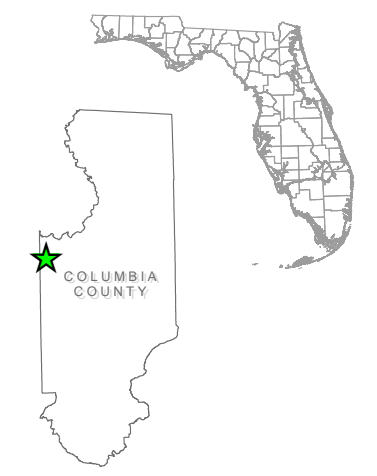
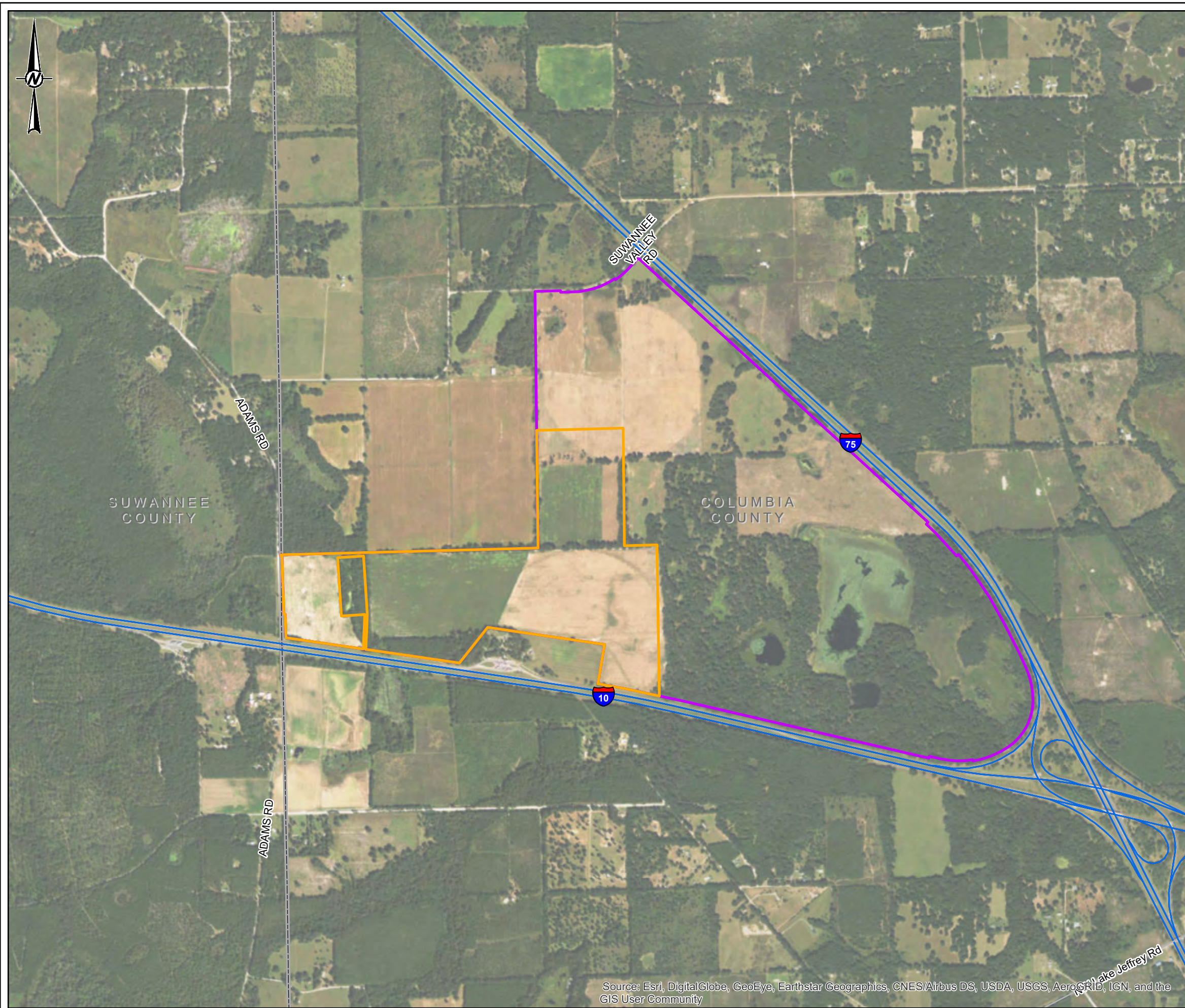
PROJECT TITLE:

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



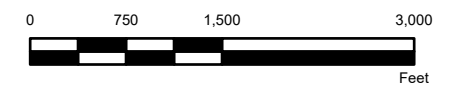
Amec Foster Wheeler
Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

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



LEGEND

- FPL Property
- Comprehensive Plan Amendment - Request Boundary



REFERENCE(S)
 FPL PROPERTY, FPL, 2017
 HIGHWAY INTERCHANGE PROPERTY, AMEC FOSTER WHEELER, 2017

CLIENT
 FPL

PROJECT
 HUNTER - KETCHAM
 SOLAR ENERGY CENTER

TITLE
 LOCATION MAP

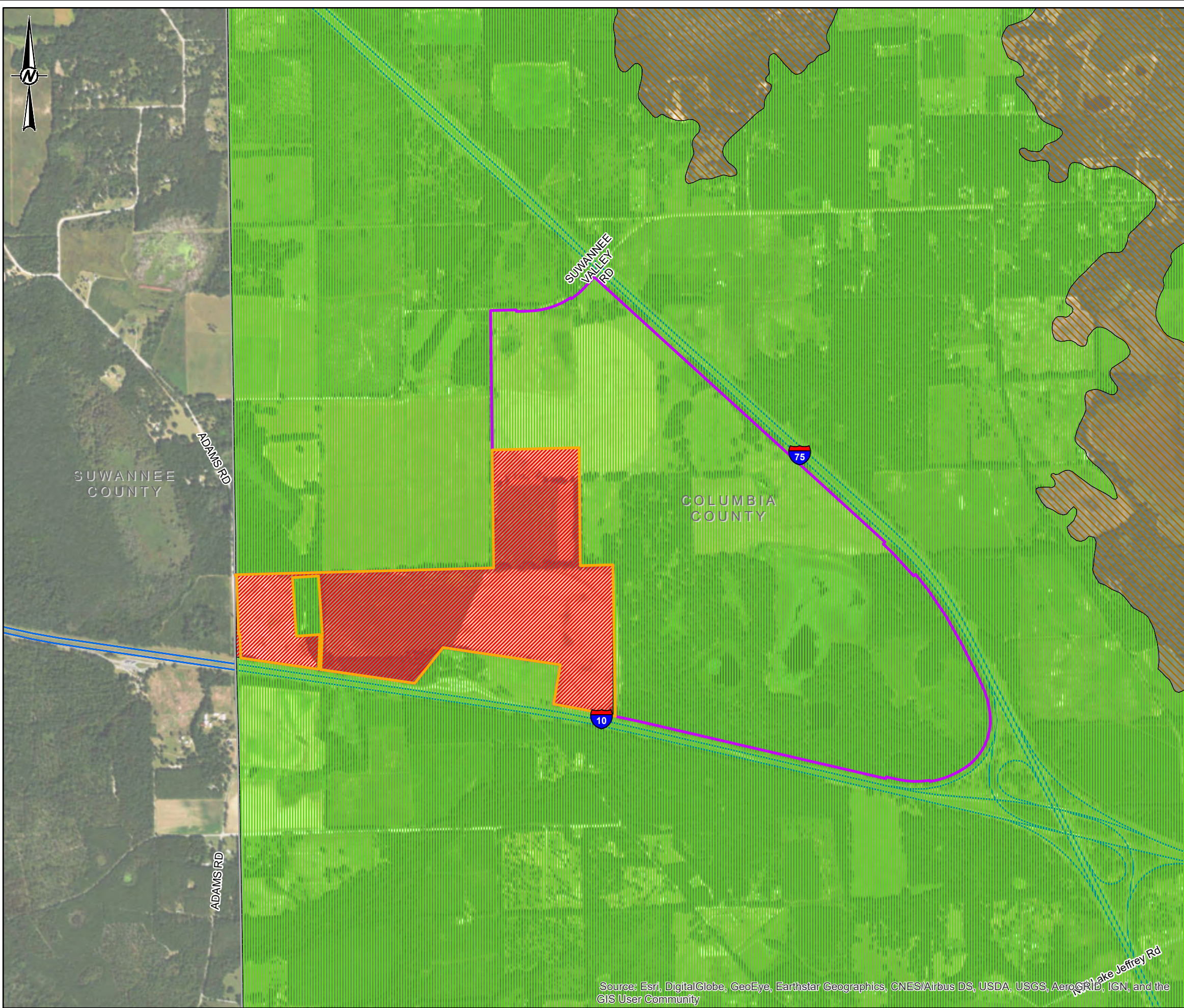
CONSULTANT	YYYY-MM-DD	2017-04-10
	DESIGNED	NRL
	PREPARED	NRL
	REVIEWED	KB
	APPROVED	KB

PROJECT NO.	CONTROL	REV.	ATTACHMENT
1773818	C001	0	2.1

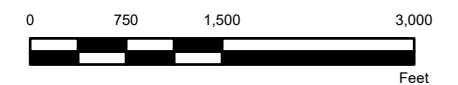
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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1 in. IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



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



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

CLIENT
 FPL

PROJECT
 HUNTER - KETCHAM
 SOLAR ENERGY CENTER

TITLE
 FUTURE LAND USE MAP

CONSULTANT		DATE
		YYYY-MM-DD
		DESIGNED
		PREPARED
		REVIEWED
		APPROVED

PROJECT NO.	CONTROL	REV.	ATTACHMENT
1773818	C002	0	2.2

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

1" IF THIS MEASUREMENT 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 power. 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 electrical 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 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.

Policy I.2.1 The County shall permit in rural areas agricultural, conservation, recreation and public uses, the 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 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 other 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 power 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 I.2.2 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 (i.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 racetracks, speedways, sports clubs, 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 additional buffer. The site 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 I.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 I.17.1(1) In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.

The FPL 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.

Columbia 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 II.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.

Columbia 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, so 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; an energy source that is abundant. The utility project will not require an air protection provisions or an air permit.

Policy V.2.4 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 FPL 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 VII.7 All development shall be located in a manner which does not diminish the level of service of 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 standards 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.

Attachment 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 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.

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 4th 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 24th 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.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Double Hook Realty, LLC, a Delaware limited
liability company

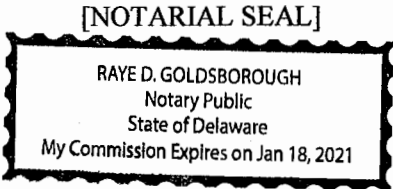
Sign: Cedric L. Stather
Print: Cedric L. Stather

Barbara Morris
Barbara Morris, President

Sign: Raye D. Goldsborough
Print: Raye D. Goldsborough

STATE OF DELAWARE)
) SS:
COUNTY OF NEW CASTLE)

The foregoing instrument was acknowledged before me this 4th day of April 2017, by Barbara Morris, as President of Double Hook Realty, LLC, a Delaware limited liability company, on behalf of the company.



Notary Raye D. Goldsborough
Print Name: Raye D. Goldsborough
Notary Public, State of Delaware
My commission expires: 1/18/21

Personally Known **OR** Produced Identification
Type of Identification Produced _____

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

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

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

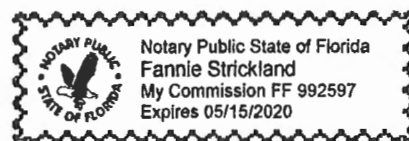
Applicant Signature: *Michael W. Sole*

STATE OF FLORIDA
COUNTY OF Palm Beach

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

[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

Document Number	106395
FEI/EIN Number	59-0247775
Date Filed	12/28/1925
State	FL
Status	ACTIVE
Last Event	RESTATED ARTICLES
Event Date Filed	02/08/2011
Event Effective Date	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

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

PARCEL: 26-2S-15-00098-000 | PASTURELAN (006200) | 81.92 AC

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 REALTY LLC		2016 Certified Values			
Owner:	C/O CHICAGO TITLE INS AGCY INC	Mkt Lnd	\$0	Appraised	\$18,841
	3067 EAST COMMERCIAL BLVD	Ag Lnd	\$18,841	Exempt	\$0
	FORT LAUDERDALE, FL 33308	Bldg	\$0	Assessed	\$18,841
Site:		XFOB	\$0	county:	\$18,841
Sales	1/17/2017 \$5,726,300 V (Q)	Just	\$279,769	city:	\$18,841
Info	1/19/2012 \$1,456,000 V (U)	Class	\$18,841	other:	\$18,841
	3/10/2010 \$0 V (U)			school:	\$18,841
	7/19/2005 \$6,168,500 V (Q)				

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 made by the appraiser. [GrizzlyLogic.com](http://www.GrizzlyLogic.com)



Columbia County Property Appraiser

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

PARCEL: 35-2S-15-00109-000 | PASTURELAN (006200) | 132.34 AC

NOTES:

NE 1/4 LYING N OF I-10 EX REST AREA & NE 1/4 OF NW 1/4 & 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 REALTY LLC

2016 Certified Values

Owner: C/O CHICAGO TITLE INS AGCY INC
3067 EAST COMMERCIAL BLVD
FORT LAUDERDALE, FL 33308

Mkt Lnd	\$0	Appraised	\$33,563
Ag Lnd	\$33,563	Exempt	\$0
Bldg	\$0	Assessed	\$33,563
XFOB	\$0	county:	\$33,563
Just	\$782,025	city:	\$33,563
Class	\$33,563	other:	\$33,563
		school:	\$33,563
		Total Taxable	

Site:			
Sales	1/17/2017	\$5,726,300	V (Q)
Info	1/19/2012	\$1,456,000	V (U)
	3/10/2010	\$0	V (U)
	7/19/2005	\$6,168,500	V (Q)

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by: GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 35-2S-15-00111-001 | TIMBERLAND (005500) | 39.53 AC

NOTES:

NW1/4 OF NW1/4 & SW1/4 OF NW1/4 AS LIES N OF I-10. ALSO SE1/4 OF NW1/4 AS LIES N OF I-10, EX 8.75 AC FOR D O T BARROW PIT & HAUL ROAD. ORB 854-2677, W



DOUBLE HOOK REALTY LLC
 Owner: C/O CHICAGO TITLE INS AGCY INC
 3067 EAST COMMERCIAL BLVD
 FORT LAUDERALE, FL 33308

2016 Certified Values

Mkt Lnd	\$0	Appraised	\$14,033
Ag Lnd	\$14,033	Exempt	\$0
Bldg	\$0	Assessed	\$14,033
XFOB	\$0		
Just	\$422,291	Total	county:\$14,033
Class	\$14,033	Taxable	city:\$14,033
			other:\$14,033
			school:\$14,033

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: GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 36-2S-15-00115-000 | PASTURELAN (006200) | 349 AC

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.



Owner:
DOUBLE HOOK REALTY LLC
 C/O CHICAGO TITLE INS AGCY INC
 3067 EAST COMMERCIAL BLVD
 FORT LAUDERDALE, FL 33308

2016 Certified Values

Mkt Lnd	\$1,250	Appraised	\$91,795
Ag Lnd	\$90,145	Exempt	\$0
Bldg	\$0	Assessed	\$91,795
XFOB	\$400		
Just	\$1,458,623	Total	county:\$91,795
Class	\$91,795	Taxable	city:\$91,795
			other:\$91,795
			school:\$91,795

Site:

1/17/2017	\$5,726,300	V (Q)
1/19/2012	\$1,456,000	V (U)
3/10/2010	\$0	V (U)
7/19/2005	\$6,168,500	V (Q)

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 made by the appraiser. [GrizzlyLogic.com](http://www.GrizzlyLogic.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 183.3161 through 183.3248, 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 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 Golden 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 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 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 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°36'48" 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°28'06" 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°58'17" 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 863.45 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 863.38 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°39'08" 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 00°00'00" West along the West line of said Interstate Highway 10 Rest Area, a distance of 899.99 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 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 359.83 feet; thence South 02°26'19" East 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°56'51" 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 19.86 feet; thence North 01°55'43" 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-15-00109-000, 35-2a-15-00111-001, and a portion of Tax Parcel Numbers 38-2a-15-00115-000 and 28-2a-15-00088-000 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. E. 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.

thence South 38°21'00" West along the West line of said Interstate Highway 10 Rest Area a distance of 899.99 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 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 359.83 feet; thence South 02°26'19" East 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°56'51" 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 19.86 feet; thence North 01°55'43" 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-15-00109-000, 35-2a-15-00111-001, and a portion of Tax Parcel Numbers 38-2a-15-00115-000 and 28-2a-15-00088-000 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. E. 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.

May 12, 2017



LAKE CITY REPORTER CLASSIFIED ADVANTAGE

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General Information

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LEGALS

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

341338 May 12, 19, 2017

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA. SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, may be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at a public hearing on May 25, 2017, at 6:15 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. CPA 0224, an application by Kern J. Burns of Golder Associates, Inc., agent for Florida Power and Light Company, owner, to amend the Comprehensive Plan and the Comprehensive Plan of 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 1/4 of the Northwest 1/4 of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue South 28°13' East along said North line of the Northwest 1/4 of the Northwest 1/4 of Section 35 a distance of 130.24 feet to a point on the East line of said Northeast 1/4 of the Southeast 1/4 of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North 00°39'35"

LEGALS

West along the West line of said East 1/2 of the Southeast 1/4 of Section 26 a distance of 180.20 feet more or less; thence North 88°29'26" East a distance of 1302.04 feet to East Intersect Highway 10, a distance of 26; thence South 00°36'46" East along the East line of said Southeast 1/4 of Section 26 a distance of 480.2 feet more or less to the Southeast corner of Section 26 (aka) the Northeast 1/4 of Section 36, Township 2 South, Range 15 East; thence North 88°26'06" East a distance of 232.16 feet to a point on the Northwest 1/4 of the Northwest 1/4 of said Section 36 a distance of 500.03 feet more or less; thence West 02°46'28" East, along a non-tangent curve, on the Northern Right-of-Way line of Interstate Highway 10, a distance of 151.13 feet to, to converge 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 Northern Right-of-Way line of Interstate Highway 10, a distance of 963.45 feet to the end of said curve and the Southeast corner of Interstate Highway 10 Rest Area, where the road bears North 79°05'02" West, a distance of 963.38 feet; thence North 02°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 Northern Right-of-Way line of Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North 81°06'19" West, still along the Northern Right-of-Way line of 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 699.93 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northern Right-of-Way line of Interstate Highway 10; thence North 81°23'25 West, along said Northern Right-of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest 1/4 of Section 35; thence North 81°44'10" West, still along said Northern Right-of-Way line of Interstate Highway 10 a distance of 1366.67 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 890.08 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 525.40 feet to said Northern Right-of-Way line of Interstate Highway 10; thence North 81°44'10" West, still along said Northern Right-of-Way line of Interstate Highway 10 a distance of 201.24 feet to a point on the Easterly Right-of-Way line of NW Adams Road, 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 15.45 feet to the POINT OF BEGINNING. Containing 233.25 acres, more or less. Tax Parcel Numbers 35-25-15-00120-000, 35-25-15-00111-001, and a portion of Tax Parcel Numbers 36-25-15-00115-000 and 26-25-15-00098-000. 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

LEGALS

respect to the amendment. Copies of the amendment are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 North-east Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to 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 (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139. 314464 May 12, 2017 IN THE CIRCUIT COURT FOR COLUMBIA COUNTY, FLORIDA. PROBATE DIVISION FILE NO. 17-36-CP. IN RE: ESTATE OF Geraldine M. Fields, Deceased. NOTICE TO CREDITORS. The administration of the estate of Geraldine M. Fields, deceased, whose date of death was April 6, 2017, is pending in the Circuit Court for Columbia County, Florida, Probate Division, at the address of which is 173 NE Hernandez Avenue, Lake City, Florida 32055. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 5, 2017. Personal Representative: Joseph Michael Fields, 431 Neptune Drive NE, Palm Bay, Florida 32907 Attorney for Personal Representative: William B. Brannon, Jr., 1811 Palm Bay Blvd., Palm Bay, Florida 32909. E-mail Address: bill.brannon68@gmail.com. Florida Bar No. 327484. 934 NE Lake DeSoto Circle, Lake City, Florida 32055. Telephone: (386) 755-3456. 339958 May 5, 12, 2017 NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA. SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on May 25, 2016 at 6:15 p.m., or as soon

LEGALS

thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. LDR 16-03, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations by creating Section 4.224 Florida County Administrative Development Regulations, entitled Elliville Overlay District, by creating a new Appendix A, entitled Elliville 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 amendment. Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 North-east Hernandez Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to 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 (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139. 341323 May 12, 2017 NOTICE OF SHERIFF'S SALE PURSUANT TO WRIT OF EXECUTION issued in the County Court of Columbia County, Florida, on the 18th day of April 2017, in the cause wherein, My Healthcare Federal Credit Union as Plaintiff, and Plaintiff and Defendant(s) Being Case No. 16-912-CC, in said Court. I, Sheriff Greg Williams, Sheriff of Columbia County, Florida, have this day levied upon all the right, title and interest of the Defendant, Sarah Dow, in and to the following described personal property, to-wit: PUBLIC BOAT WITH BLUEWATER BOAT BY MERCURY ENGINE VIN# P10C0077L596 and PUBLIC TRAILER BOAT VIN# 1M5BA191381E43466. I shall offer this property for sale June 6, 2017 at the Columbia County Detention Facility, 389 N.W. Quinlan Avenue, Lake City, State of Florida, at 10:00 a.m. The said defendant Sarah Dow, right, title, and interest in the aforesaid personal property, at public sale, shall be sold, same, subject to any and ALL taxes, prior liens, encumbrances, and claims of any to the highest and best bidder for CASH IN HAND. The proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described Execution. 05/01/2017 MARK HUNTER, As Sheriff of Columbia County, Florida and Greg Williams, Deputy Sheriff. 339454 May 5, 12, 19, 26, 2017

LEGALS

1999 HONDA 1HGG5647XA025337 341683 MAY 12, 2017 NOTICE OF PUBLIC HEARING CONCERNING A VARIANCE AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning the variance, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on May 25, 2017, at 6:00 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. V 0309, a petition by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to request a variance be granted from the payment requirements of Section 4.2.17.2(2) of the Land Development Regulations to allow for grass parking. The variance has been filed in accordance with a site plan dated April 21, 2017 and submitted as part of a petition filed April 21, 2017, to be located on property described, as follows: Parcel located at the Northwest corner of Section 30, Township 4 South, Range 17 East, and run S 0° 03' 18" E along the West line of Section 30, a distance of 991.50 feet; said line being also the center line of a curty road; thence N 89° 25' 22" E 150.00 feet to a concrete monument; thence S 0° 03' 18" E 290.71 feet to a concrete monument on the North right of way line of County Road 242; thence run westerly along said right of way line a distance of 100.00 feet to a concrete monument on the point of curve converge to the center of said curve having a radius of 50.00 feet and a total central angle of 91°07"; thence North westerly along the arc of said curve 75.51 feet to an iron pipe; thence N 0° 03' 18" W along the east right of way line of county road 240.71 feet to the point of beginning. Containing 1.00 acres, more or less. Tax Parcel 30-4s-17-08885-004 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 will be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the variance. Copies of the variance are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 North-east Hernandez 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.

LEGALS

PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, may be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on May 25, 2017, at 6:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Application by Isaiah Call Zoning Board of IC Construction, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by 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 (RSFMH-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 28-35-16-0265-201. The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendments. Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 North-east Hernandez 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. 341191 May 12, 2017 245-MISCELLANEOUS Stop Playing Over \$70/mo for television programming! 4 TVs 185 channels w/local 555/mo Call now 670-551-2220 S55 activation 1st bill 305-GENERAL Avalon Healthcare is seeking a part-time Dietary Cook/Aide. * Shift varies * Must be: -Experienced with quantity cooking -Able to follow recipes -Able to pass pre-employment screening Please apply in person at 3860 SW 13th Street, Lake City, FL 32025 Caring Hands Animal Hospital is currently hiring for technician. Veterinary experience is preferred. Applicants should email resumes to hr@caringhands.com or drop off in person. Co Providers has immediate openings for In-Home Healthcare Providers. Call 352-363-4336 for information.

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



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

copy
in the matter of Public Enforcement of Ordinance

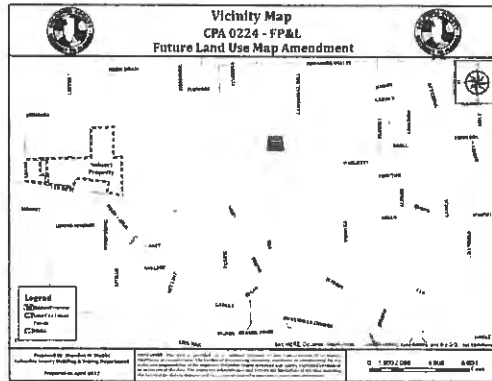
in the _____ Court, was published in said newspaper in the issues of June 2, 2017

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 2 day of June
A.D., 20 17
[Signature]
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 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.

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 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. 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)758-2111.

Fate of state budget now in governor's hands

The News Service of Florida

With a narrowing deadline and an uncertain outcome, Florida legislative leaders have sent the new \$82.4 billion state budget to Gov. Rick Scott, as education leaders urge a veto of all major

parts of the spending plan. Scott has not tipped his hand. But the Republican governor remains angered over the Legislature's decision to slash spending for economic development and tourism incentives, as well as rejecting his call for \$200 million to

repair the Herbert Hoover dike around Lake Okechobee. "I have a lot of options," Scott said Tuesday in Orlando. "I can veto it. I can veto a section or any line. I'm still reviewing it." One certainty is that a new budget must be in place by the July 1

start of the fiscal year or Florida will face some type of a government shutdown, with agencies, ranging from schools to prisons, being forced to operate on an emergency basis. With the 451-page appropriations bill (SB 2500) delivered to

Scott, the governor has 15 days to act on the legislation. He may not need the full review period, as he and his budget staff are very aware of what is in the bill and Scott could act quickly. It took him only four days to act on the 2015-16 budget bill.

OBITUARIES

Jacob "Jake" W. Jones

Jacob "Jake" W. Jones, 73, of Lake City, passed away on Sunday, May 21, 2017 at North Florida Regional Medical in Gainesville, FL, following a brief illness.



Born on June 16, 1943 in Marion Ar., to the late Samuel "Sam" Jones and Mable Farmer Jones. He was a graduate Marion High 1961 and then attended Memphis State University. He started his 45 year career with Amour & Co. in Memphis Tn., and also served in The Tennessee Air Guard for 15 years. Jake helped to start many churches in Memphis and Union City, TN. In 1986 he moved his family to Lake City, FL, to accept the position of Southeast Regional Sales Manager for the Gold Pak Corp. He is a member of Christ Central Ministries. Jake retired in 1997 and started his Real Estate Investment Business. He also served as President of the Full Gospel Businessman Fellowship. Jake worked in various clubs such as Lions, Rotary, and Jaycees, always giving back to his community. He was a devoted husband and father, a faithful friend, and faithful servant of Jesus Christ His Lord and Savior.

He is survived by his wife; Rebecca Caldwell Jones, sons; Kevin - John and Andrew Jones of Lake City, FL; daughters; Tiffanie Conner, of Lake City, FL, and Cyndy Jones Sullivan, of Dallas, Tx., also 10 grandchildren, two sisters; Betty Catt, of West Memphis, Ar., and Ruthanne Mann, of Nevada also numerous nieces and nephews also survive.

Funeral services for Mr. Jones were held at 11:00am on Thursday, May 25, 2017 at Gateway-Forest Lawn Funeral Chapel with Pastor Lonnie Johns officiating. Interment will follow in Forest Lawn Memorial Gardens. Arrangements are under the direction of GATEWAY-FOREST LAWN FUNERAL HOME, 3596 S Us Hwy 441, Lake City, FL, 32025, (386) 752-1954.

Leonard Eugene Pauley

Leonard Eugene Pauley 88 of Leesburg, FL passed away peacefully on Thursday, May 25, 2017. He was born in Ft. Wayne, IN to Thomas and Viola Pauley who preceded him in death as well as stepson Carl Murphy. Left to cherish his life are his wife Doris, children Dean and Tod Pauley, Jill Parnell, stepchildren Lonnie Murphy, three

grandchildren Seth, Chauncey and Samantha Pauley and four step grandchildren Mike, Mark, Matt and Ryan Murphy. Len (as he was known to his friends) and Mary Pauley moved their family to Lake City in the summer of 1969. He always considered Lake City home as the community quickly accepted the family and made numerous friends. Len coached little league baseball and basketball and they involved the kids in football, basketball, baseball, golf, swimming and gymnastics. He served as President of the Chamber of Commerce and the Lake City Seminole Boosters club. Boy did he love his Seminole football and had much respect for Coach Bowden.

He retired from Homes of Merit and remarried. He and Doris moved to the Plantation in Leesburg and became snowbirds traveling between Leesburg and Peterborough Canada. An Irish Celebration of life is planned for the fall at the Plantation and anyone who would like to attend may contact Tod Pauley at 386.438.9984.

Irish Udell Reed

Mrs. Irish Udell Reed passed away May 23, 2017. Mrs. Irish Udell is survived by her children: Marva Udell, Stewart Udell, Terrena Hogue, Tontaine Hartzog and Lori Reed; Two brothers: Lawrence Udell (wife, Jeanette), Stewart Udell (wife, Doris) and one sister: Lillian Udell; A special friend, Collos Reed and many other close relatives and friends.



Funeral services for Mrs. Irish Udell Reed will be at 11:00 a.m. on Saturday, June 2, 2017 at South Hamilton Elementary School in White Springs, Florida. Burial will be in Swift Creek Cemetery immediately following the funeral service. Visitation for family and friends will be Friday, June 2, 2017 from 5:00 p.m. until 7:00 p.m. at Sweet Home Baptist Church in White Springs, FL. D.M. Udell and Sons of D.M. UDELL FUNERAL HOME are administering all arrangements. Please contact D.M. Udell at either (386) 362-4189 (office) or (386) 209-0223 (cell) or Douglas Udell II at (386) 344-4309 (cell) for information regarding the funeral services for Mrs. Irish Udell Reed.

2017 from 5:00 p.m. until 7:00 p.m. at Sweet Home Baptist Church in White Springs, FL. D.M. Udell and Sons of D.M. UDELL FUNERAL HOME are administering all arrangements. Please contact D.M. Udell at either (386) 362-4189 (office) or (386) 209-0223 (cell) or Douglas Udell II at (386) 344-4309 (cell) for information regarding the funeral services for Mrs. Irish Udell Reed.

2017 from 5:00 p.m. until 7:00 p.m. at Sweet Home Baptist Church in White Springs, FL. D.M. Udell and Sons of D.M. UDELL FUNERAL HOME are administering all arrangements. Please contact D.M. Udell at either (386) 362-4189 (office) or (386) 209-0223 (cell) or Douglas Udell II at (386) 344-4309 (cell) for information regarding the funeral services for Mrs. Irish Udell Reed.

Betty Diane Russ

Betty Diane Russ, 60, loving mother and wife passed on out of this life on May 29, 2017 at 11:10 pm at Haven Hospice in Lake City.



For the past 30 years Betty prepared taxes and did bookkeeping for the local area. She is preceded in death by her husband, Charles Russ, Jr., mother Betty Hatcher and step-daughter Anita Martin. She is survived by daughter, Sandra Lynn Castro and stepson Franklin Russ III, 18 grandchildren and 9 great grandchildren, and numerous friends and family who loved her and will miss her dearly.

In lieu of flowers family requests donations to help with funeral expenses be made via gofundme.com or mail to Sandra Castro, 292 NE Sherwood Ct, Lake City, FL 32055. Memorial service and celebration of life will be held Saturday, June 3rd at Haven Hospice in Lake City from 2pm - 6pm.

Obituaries are paid advertisements.

For details, call the Lake City Reporter's classified department at 752-1293.

www.lakecityreporter.com Legacy.com

CITY OF LAKE CITY
NOTICE OF PUBLIC MEETING CANCELLATION
FOR THE JUNE 5, 2017, CITY COUNCIL MEETING
NOTICE IS HEREBY GIVEN THAT THE CITY OF LAKE CITY, FLORIDA WILL NOT MEET ON MONDAY, JUNE 5, 2017, AT 6:00 P.M.
 The next meeting will be held on Monday, June 19, 2017, at 6:00 P.M. in the City Council Chambers located on the second floor of City Hall, 205 North Marion Avenue, Lake City, Florida.
 All interested persons are invited to attend.
 SPECIAL REQUIREMENTS: If you require special aid or services as addressed in the American Disabilities Act, please contact the City Manager's Office at (386) 719-5768.
AUDREY E SIKES, MMC
 City Clerk

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 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 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.

Same-day primary care appointments for the whole family.



Now, it's even easier to make an appointment with online scheduling. We have providers dedicated to serving this community. For your convenience, our providers make same-day appointments available and now offer online scheduling. We have two locations to serve you - on the Shands Lake Shore Campus and on SW Stonegate Terrace. Medicare, Medicaid and most insurance plans are accepted.

ONLINE SCHEDULING IS NOW AVAILABLE.

No need to wait! Online scheduling is now available at **ShandsLakeShoreCare.com**. Or, call **386-292-8220** for an appointment.

ShandsLakeShoreCare.com

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 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.

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.

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

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**



Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

July 27, 2017

The Honorable Ronald Williams, Chairman
Columbia County Board of County
Commissioners
135 N.E. Hernando Avenue, Suite 203
Lake City, Florida 32056-1529

Dear Chairman Williams:

The Department of Economic Opportunity ("Department") has completed its review of the proposed plan amendment for Columbia County (Amendment No. 17-1ESR), which was received on June 27, 2017. We have reviewed the proposed amendment pursuant to the expedited state review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

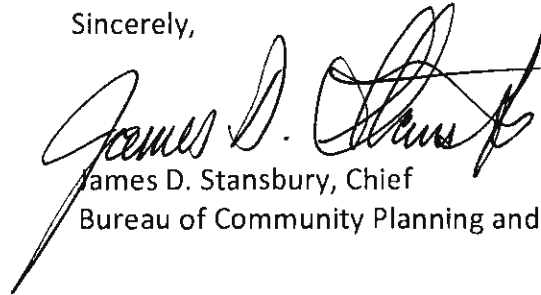
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(3)(c)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Robin Branda, Planning Analyst, by telephone at (850) 717-8495 or by email at Robin.Branda@deo.myflorida.com

Sincerely,

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

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/rb

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Mr. Brandon Stubbs, County Planner, Planning and Zoning Department, Columbia County
Mr. Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in color format, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this 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 Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

From: [Plan Review](#)
To: [Brandon Stubbs](#); [DCPexternalagencycomments](#)
Cc: [Plan Review](#)
Subject: Columbia County 17-1ESR Proposed
Date: Monday, July 24, 2017 2:01:54 PM
Attachments: [image001.png](#)

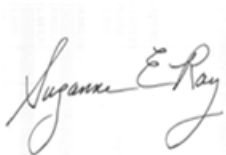
To: Brandon Stubbs, County Planner

Re: Columbia County 17-1ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department’s jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.





FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

July 6, 2017

VIA EMAIL (bstubbs@columbiacountyfla.com)

Columbia County BOCC
The Honorable Ronald Williams
Post Office Drawer 1529
Lake City, Florida 32056

Re: DACS Docket # -- 20170626-946
Columbia County CPA 0224 (FP&L)
Submission dated June 22, 2017

Dear Commissioner Williams:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 26, 2017 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2280.

Sincerely,

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Columbia County 17-1 ESR)



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

MIKE DEW
SECRETARY

May 8, 2017

The Honorable Ronald Williams, Chairman
Columbia County, BOCC
Post Office Drawer 1529
Lake City, FL 32056

RE: *Columbia County Proposed Large Scale Comprehensive Plan Amendments (DEO 17-1ESR)*

Dear Mr. Williams,

The Florida Department of Transportation (FDOT) has reviewed the proposed Comprehensive Plan Amendment package submitted by Columbia County according to Chapter 163 of the Florida Statutes.

Amendment Summary

The proposed amendment is a map amendment to the County's Future Land Use Map (FLUM). The amendment re-designates 253.25 acres from Highway Interchange land use (maximum FAR of 0.25) to Agriculture land use (one residential dwelling unit per five (5) acres, and a maximum FAR of 0.25, upon special exception). The property is located on the north side of I-10, approximately 1.33 miles west of the I-10 and I-75 interchange intersection.

The proposed land use amendment will not increase the impacts to state facilities as a result of the amendment. The applicant has indicated that the proposed use of the land will be an un-manned photovoltaic solar energy center with the only traffic to and from the site being routine maintenance.

Comments

FDOT has no comments.

FDOT requests that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review. If you have any questions, please do not hesitate to contact me by email: Karen.Taulbee@dot.state.fl.us or call: (904) 360-5652.

Sincerely,

Karen Taulbee, AICP

Karen Taulbee, AICP
FDOT D2 Urban Planning Manager

CC: Ray Eubanks, DEO



July 25, 2017

Florida Fish and Wildlife Conservation Commission

Commissioners

Brian Yablonski
Chairman
Tallahassee

Aliese P. "Liesa" Priddy
Vice Chairman
Immokalee

Ronald M. Bergeron
Fort Lauderdale

Richard Hanas
Oviedo

Bo Rivard
Panama City

Michael W. Sole
Tequesta

Robert A. Spottswood
Key West

Executive Staff

Nick Wiley
Executive Director

Eric Sutton
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Office of the
Executive Director
Nick Wiley
Executive Director

(850) 487-3796
(850) 921-5786
EAV

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

Brandon Stubbs
County Planner
P.O. Drawer 1529
Lake City, FL 32056
bstubbs@columbiacountyfla.com

RE: Columbia County 17-1ESR (FPL Hunter Ketcham Solar Energy Center Project),
Comprehensive Plan Amendment

Dear Mr. Stubbs:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced comprehensive plan amendment package and provides the following for your consideration in accordance with Chapter 163.3184(3), Florida Statutes. While we have no objections to the amendment, we offer the following information as technical assistance during your review.

Project Description

Florida Power & Light (FPL) is proposing an amendment to the Columbia County comprehensive plan that would change approximately 253.25 acres of the existing Future Land Use Map from Highway Interchange to Agriculture in preparation for a future solar photovoltaic energy facility. This site is located just north of I-10 and approximately 1.0 mile west of the I-75 interchange. The dominant land covers on the site consist of improved pasture, upland hardwood forest, and pine plantation.

Potentially Affected Resources

Staff from Golder Associates, Inc., on behalf of FPL, conducted a preliminary review of the site for potential listed species utilization and performed wildlife surveys. FPL staff shared this information in a presentation to FWC staff on June 27, 2017. The environmental narrative indicated that the following species either were observed or have the potential to utilize the site: Eastern indigo snake (*Drymarchon corais couperi*, Federally Threatened), gopher tortoise (*Gopherus polyphemus*, State Threatened [ST]), Southeastern American kestrel (*Falco sparverius paulus*, ST), and the Sherman's fox squirrel (*Sciurus niger shermani*, State Species of Special Concern). FWC staff conducted a geographic information system (GIS) analysis of the project area, which confirmed the information provided by FPL. Golder and FPL staff will perform a 100 percent gopher tortoise survey closer to construction and to pursue the necessary permits from FWC due to the unavoidable impacts for gopher tortoise burrows onsite. Golder and FPL staff will also coordinate with the U.S. Fish and Wildlife Service's North Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to federally listed species mentioned above.

We appreciate the opportunity to review this project. FWC staff will continue to work with Golder Associates, Inc., and FPL to provide technical assistance on fish and wildlife resource issues. If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions regarding the content of this letter, please contact Sean Greene at (386) 406-0814 or by email at Sean.Greene@MyFWC.com.

Sincerely,



Scott Sanders, Director
Office of Conservation Planning Services

ss/spg
ENV 1-12-2
Columbia County 17-1ESR_33450_072517

cc: Kerri J. Burns, Golder Associates, Inc., kburns@golder.com
Kristin Eaton, Florida Power & Light, Kristin.Eaton@pfl.com
Ray Eubanks, Florida Department of Economic Opportunity,
DCPexternalagencycomments@deo.myflorida.com

THE LAKE CITY REPORTER

STATE OF FLORIDA,
 LAKE CITY, COLUMBIA COUNTY, FLORIDA
 Before the undersigned authority personally appeared Todd H. Isaac
 Editor in Chief, who says that he is the Publisher of the Lake City Reporter, a newspaper published at
 Lake City, Columbia County, Florida, that the attached copy of advertisement, being a
 copy of the advertisement of the Board of County Commissioners of Columbia County, Florida, as published in the issue of
 the Lake City Reporter, was published
 on the 17th day of August, 2017.

Witness my hand and the seal of said newspaper at Lake City, Florida, this 17th day of August, 2017.

Witness my hand and the seal of said newspaper at Lake City, Florida, this 17th day of August, 2017.

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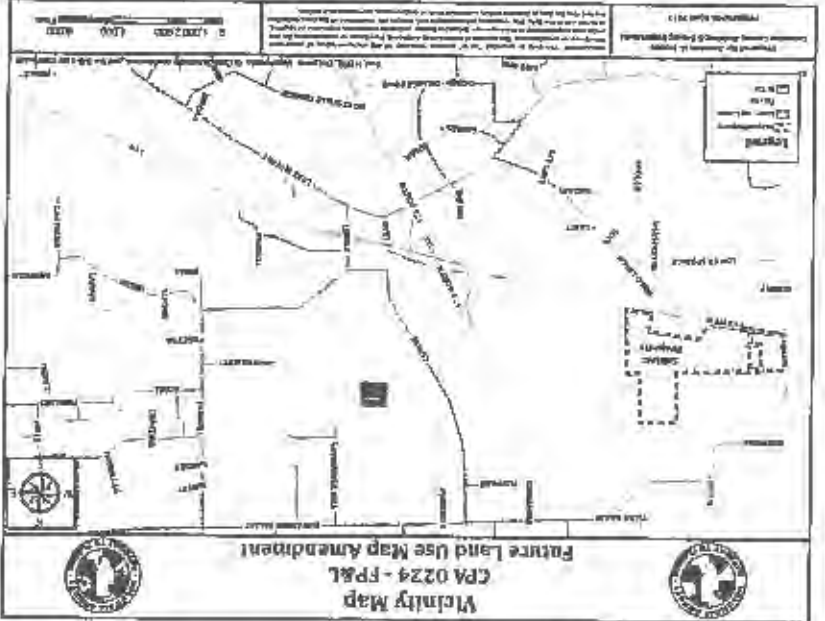
The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said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

All persons are advised that, if they decide to appeal any decisions made at the public hearing, 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 proceedings 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.

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 163.361 THROUGH 163.366, FLORIDA STATUTES, AS AMENDED, PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGING 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.



NOTICE OF ENACTMENT OF ORDINANCES OF COLUMBIA COUNTY, FLORIDA

BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN that the ordinances, which when hereafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on August 17, 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 12th 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 145 Northeast Hernandez 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 ordinance. The title of said ordinances read, as follows:

Holiday to provide tax relief on school-related purchases

From staff and wire reports

Columbia County students preparing to return to the classroom Aug. 14 are busy making their back-to-school wish lists.

The costs of computers, clothes, backpacks and more add up quickly, but this weekend's sales-tax holiday will help.

The holiday, which runs today through Sunday, is a large part of a tax-cut package (HB 7109) that lawmakers passed this spring. The package is projected to provide \$91.6 million in tax breaks during the budget year that started July 1.

A House bill analysis estimated the holiday period will reduce state revenue by \$26.6 million and local government revenue by \$6.8 million.

The holiday allows shoppers to avoid paying sales taxes on clothes and shoes costing up to \$60 per item; school supplies that cost \$15 or less; and personal computers and related accessories priced at \$750 or less. Taxable school-supply items also include computer paper, masking tape, correction tape, fluid or pens, staplers and staples, according to the Florida Department of Revenue.

The state has offered back-to-school tax holidays more years since 1998. Computers return to this year's list after being left out of a 2016 tax holiday.

Two years ago, meanwhile, the holiday ran 10 days, with the clothing limit at \$100 and a discount on the first \$750 of the sales prices of computers.

Florida retailers have long backed

the tax holidays, but not everyone thinks such discount periods provide wide-ranging benefits.

The Washington, D.C.-based Tax Foundation released a study July 25 deriding the periods as simply shifting spending rather than stimulating economic growth.

Florida, one of 16 states this year offering back-to-school breaks, also offered a tax holiday on disaster-preparation items in June to mark the start of hurricane season.

Two other key portions of the overall tax-cut package — an elimination of sales taxes on feminine hygiene products and a reduction in a commercial lease tax — go into effect on Jan. 1.

Lake City Reporter staff writer Katrina Poggio and the News Service of Florida contributed to this report.

ETHICS

Continued From 1A

directly to rank-and-file employees and prohibit elected officials from using county resources for campaign purposes.

The county attorney can investigate possible violations of the new ethics policy, which features a three-strikes style enforcement mechanism.

Violators will be given a written warning from the county attorney on the first offense and a public reprimand from the commission on the second. On the third strike, Tallahassee can be

Violators will be given a written warning from the county attorney on the first offense and a public reprimand from the commission on the second. On the third strike, Tallahassee can be asked to take some form of action.

asked to take some form of action.

The county manager would investigate complaints made against the county attorney. If a complaint pertained to the county manager and county attorney, it would go to the county commission chair.

The ethics reforms have

been in the works for more than a year, Foreman said, with the details subject to debate during a December workshop and individual conversations between the county attorney and commissioners.

"I'm very pleased the board passed this," Foreman said after the meeting.

During the December workshop, Commissioner Ron Williams expressed concerns that the clause prohibiting him from giving orders to rank-and-file employees would also prevent him from offering valuable input to work crews about subjects within his areas of expertise.

Williams on Thursday asked Foreman to reaffirm that would not be the case, which the county attorney did.

About 80 percent of the new policies and procedures are rules people assume already exist, but have never been codified, Foreman said.

OBITUARIES

Mildred Peacock Bellflower

Mrs. Mildred Peacock Bellflower of Jasper, Florida went to be with Jesus on Thursday, August 3, 2017, surrounded by her family at the Haven Hospice of the Suwannee Valley.



Mildred was born on January 9, 1941 in Quitman, Georgia.

She loved Jesus, listening to gospel music, patronizing yard sales, working in the garden, and spending time with her family. She was a very friendly lady who was known as "Mama, Memaw, and Roscoe" by many. She was preceded in death by her parents, Elton and Mattie Peacock, husband Johnnie Bellflower, brothers, Elwood Peacock, J.R. Peacock, Elton Peacock Jr., and Edgar Peacock. She is survived by her children Kathy (Grady) Fullbright (Alabama), Gregg (Kim) Stephens (Lake City), Pam (Dwain) Worthy (Jasper), Jay (Angie) Stephens (Lake City), Bert (Patty Roberts) Stephens (Lake City), Charlie (Rachel) Stephens (Lake City). Three brothers, Lamar (Faye) Peacock, Bob (Jane) Peacock, Joe (Kathleen) Peacock. Three sisters, Mary Nell Young, Diane Stapleton, and Ruby Daniels, (Donald Willbanks). She has 20 grandchildren, and 24 great-grandchildren.

She will be missed by many and the family is very appreciative of all the support through this very difficult time. Haven Hospice of Lake City has been a Godsend.

Funeral services for Mrs. Bellflower will be conducted at 10:00 A.M. Saturday, August 5, 2017 in the Chapel of the Dees-Parrish Family Funeral Home with Rev. Randy Ogburn officiating. Interment will follow in Memorial Cemetery. The family will receive friends from 6-8:00 Friday evening in the Chapel of the Dees-Parrish Family Funeral Home. Arrangements are under the direction of the DEES-PARRISH FAMILY FUNERAL HOME 458 S. Marion Ave., Lake City, FL 32025 (386)365-8191

U.S. Air Force until he retired in 1998 with 21 years of service. David and his wife, Debbie, moved to Lake City where he worked for the Camp Weed and Cerveney Conference Center in Live Oak for 7 1/2 years, and then went to work for the U.S. Postal Service in Lake City. He loved golfing and enjoyed playing with the "Good Ole Boys" at the Country Club of Lake City. His other passion was hunting and he enjoyed sharing his hunting stories with anyone who would listen. David was cherished by his family and friends for his loving personality, his great sense of humor and his love for life. He will be dearly missed.

David was predeceased by his mother Juanita. He is survived by his loving wife of 28 years, Debbie Cannon of Lake City, FL, his father, L.C. Cannon and stepmom, Amelia of Chiefland, FL; two brothers, Bruce (Judy) Cannon and Melton (Dawn) Cannon; one sister, Donna (Walt) Carlisle; one stepbrother, Jesse Coleman; and several nieces and nephews.

Funeral services will be held 2:00 pm, Saturday, August 5, 2017 at Harvestown Baptist Church, Chiefland, Florida. Interment will follow at Antioch Cemetery in Chiefland. The family will receive friends at the church one hour prior to the service.

Flowers will be accepted, but memorial donations may be made to Haven Hospice, 311 NE 9th Street, Chiefland, FL 32626. Arrangements have been placed under the care of RICK GOODING FUNERAL HOME, Chiefland, Florida, 352-493-0050 and Cross City, Florida, 352-498-5400. Please sign the online guest book at rickgoodingfh@me.com

Obituaries are paid advertisements. For details, call the Lake City Reporter's classified department at 752-1293.

Get the word out!
Garage Sale
 10% OFF
 10% OFF
 10% OFF

Lake City Reporter
Your secret to a garage sale success is in the Classifieds.
Place your ad today!
 755-5440

David Wayne Cannon
 David Wayne Cannon, 56, of Lake City, Florida, passed away at his home on Tuesday, August 1, 2017 after a courageous battle with cancer. He was born September 7, 1960 at Patrick AFB, the son of L.C. (Lawrance) and the late Juanita (Garner) Cannon. After he graduated from Chiefland HS he served 4 years in the U.S. Navy, and then served in the

FIND WHAT YOU NEED IN TODAY'S CLASSIFIEDS

NOTICE OF MEETINGS

AIRPORT ADVISORY COMMITTEE CITY OF LAKE CITY

NOTICE IS HEREBY GIVEN that the Airport Advisory Committee for the City of Lake City, Florida will hold a meeting on Monday, August 7, 2017 at 5:15 P.M., in the Council Chambers located on the second floor of City Hall at 205 North Marion Avenue, Lake City, Florida.

CITY COUNCIL MEETING

THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA WILL MEET ON MONDAY, AUGUST 7, 2017 AT 6:00 P.M. IN THE COUNCIL CHAMBERS LOCATED ON THE SECOND FLOOR OF CITY HALL AT 205 NORTH MARION AVENUE, LAKE CITY, FLORIDA.

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE CITY OF LAKE CITY

NOTICE IS HEREBY GIVEN that the Community Redevelopment Advisory Committee for the City of Lake City, Florida will hold a meeting on Tuesday, August 8, 2017 at 5:30 P.M., in the Council Chambers located on the second floor of City Hall at 205 North Marion Avenue, Lake City, Florida.

PUBLIC NOTICE SPECIAL CITY COUNCIL MEETING CLOSED SESSION

THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA WILL MEET ON TUESDAY, AUGUST 8, 2017 AT 6:30 P.M. IN THE COUNCIL CHAMBERS LOCATED ON THE SECOND FLOOR OF CITY HALL AT 205 NORTH MARION AVENUE, LAKE CITY, FLORIDA.

The purpose of the meeting is to conduct a closed session with the City's legal counsel regarding settlement negotiations and/or strategy related to litigation expenses in the matter of *American's CMC v. City of Lake City*, pursuant to Section 286.01(8) Fla. Stat. The closed session is estimated to be 1 to 1 1/2 hours in length. Attending the closed session will be the City Council, the City Manager and legal counsel for the City. The entire session will be recorded by a certified court reporter.

NOTICE IS HEREBY GIVEN pursuant to City Code Section 2-32, the City Council of the City of Lake City, Florida, has called a special meeting to be held on August 8, 2017 at 6:30 P.M. for the purpose outlined above.

WORKSHOP MEETINGS CITY OF LAKE CITY-CITY COUNCIL

NOTICE IS HEREBY GIVEN that the City Council for the City of Lake City, Florida will hold a workshop meeting on Wednesday, August 9, 2017 and Thursday, August 10, 2017. The meetings are scheduled for 5:30 p.m. at City Hall, 205 North Marion Avenue, Lake City, Florida.

The following item will be discussed:

- FY 18 Budget

No official action will be taken during the workshop meetings.

All interested persons are invited to attend any of the meetings identified above.

SPECIAL REQUIREMENTS: If you require special aid or services for any of the meetings identified above, as addressed in the Americans Disabilities Act, please contact the City Manager's Office at (386) 719-5768.

AUDREY E. SIKES, MMC
City Clerk

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 August 17, 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.

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.

PUBLIC NOTICE: *Posted 8-4-17 JRS*

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 **August 17, 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:

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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**





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: August 3, 2017 Meeting Date: August 17, 2017

Name: Dennille Decker Department: BCC Administration

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

**Dennille Decker, Executive Director - Chamber of Commerce
Internet Casinos in Columbia County**

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

2. Fiscal impact on current budget.

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

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item



August 3, 2017

Chamber Builders:

Anderson Columbia
Co., Inc.

City of Lake City

Columbia Bank

Columbia County
Board of
Commissioners

Florida Power and
Light

First Federal Bank
of Florida

Florida Gateway
College

Gulf Coast Financial
Services, Inc.

HAECO

Lake City Medical
Center

Lake City Reporter

Meridian Behavioral
Healthcare, Inc.

North Central Florida
Advertiser

Odom, Moses &
Company/
Raymond James

Potash Corp. of
White Springs

Shands Lake Shore

TD Bank

VyStar Credit Union

Ron Williams
Columbia County Board of County Commissioners, Chair
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

Commissioner Williams:

I am enclosing several documents that pertain to the surge of internet casinos we have in our community. This is an issue that I know is of concern to many businesses and citizens in Columbia County as they are a breeding ground for illegal activity and violent crimes. After I began researching the casinos I have come to understand that they are an even bigger problem than most people realize. This is an issue I have been working on for over two months and initially spent my time focused on the City of Lake City, where I originally felt the bulk of the casinos were located. After extensive research, it has been determined that the unincorporated part of Columbia County has almost double that of the City.

At present, Columbia County has 30 casinos open that we can identify, as well as 3 pending (this is inclusive of City of Lake City and Columbia County). Enclosed you will find a graph that shows the reported number of casinos from our neighboring communities and you will see that Columbia County has triple the amount compared to our surrounding counties. The data will also show the burden these establishments have on our law enforcement community. I have had the opportunity to speak with many law enforcement officers who share in my concerns and they feel that the data does not even properly represent the actual amount of time that they devote to these establishments.

The over population of these casinos is not something that we can allow to continue in Columbia County. This is not what I want Columbia County to be known for, nor is it the image we want portrayed when potential businesses or residents enter our community and drive around. Ordinances and policies need to be put in place to ensure we do not allow any more of these establishments in Columbia County. The City of Lake City is currently working on control measures. I would strongly encourage the City and County work together to present a united front and comparable standards in regulating these businesses. I would be happy to facilitate such a meeting with the City and County if it would be of assistance.

Columbia County is a thriving community that is rapidly growing and The Lake City – Columbia County Chamber of Commerce wants that to continue. I feel that allowing further expansion of an over saturated market of illegal activity is not positive growth. I am asking the Board of Commissioners to take immediate action to ensure that the growth that continues in Columbia County is the type of growth that is positive for our residents.

I look forward to working with you and your fellow commissioners, as well as the City of Lake City, to address the regulation of internet casinos in our County.

Sincerely,

A handwritten signature in black ink that reads "Dennille Decker". The signature is written in a cursive, flowing style.

Dennille Decker
Executive Director

162 South Marion Avenue Lake City, FL 32025
Phone (386) 752-3690 Fax (386) 755-7744
www.lakecitychamber.com



- QUICK FACTS -

- City of Lake City – 10 casinos
- City of Lake City – 2 casinos (pending)
- Columbia County – 20 casinos
(UNICORPORATED)
- Columbia County – 1 casino (pending)
(UNICORPORATED)

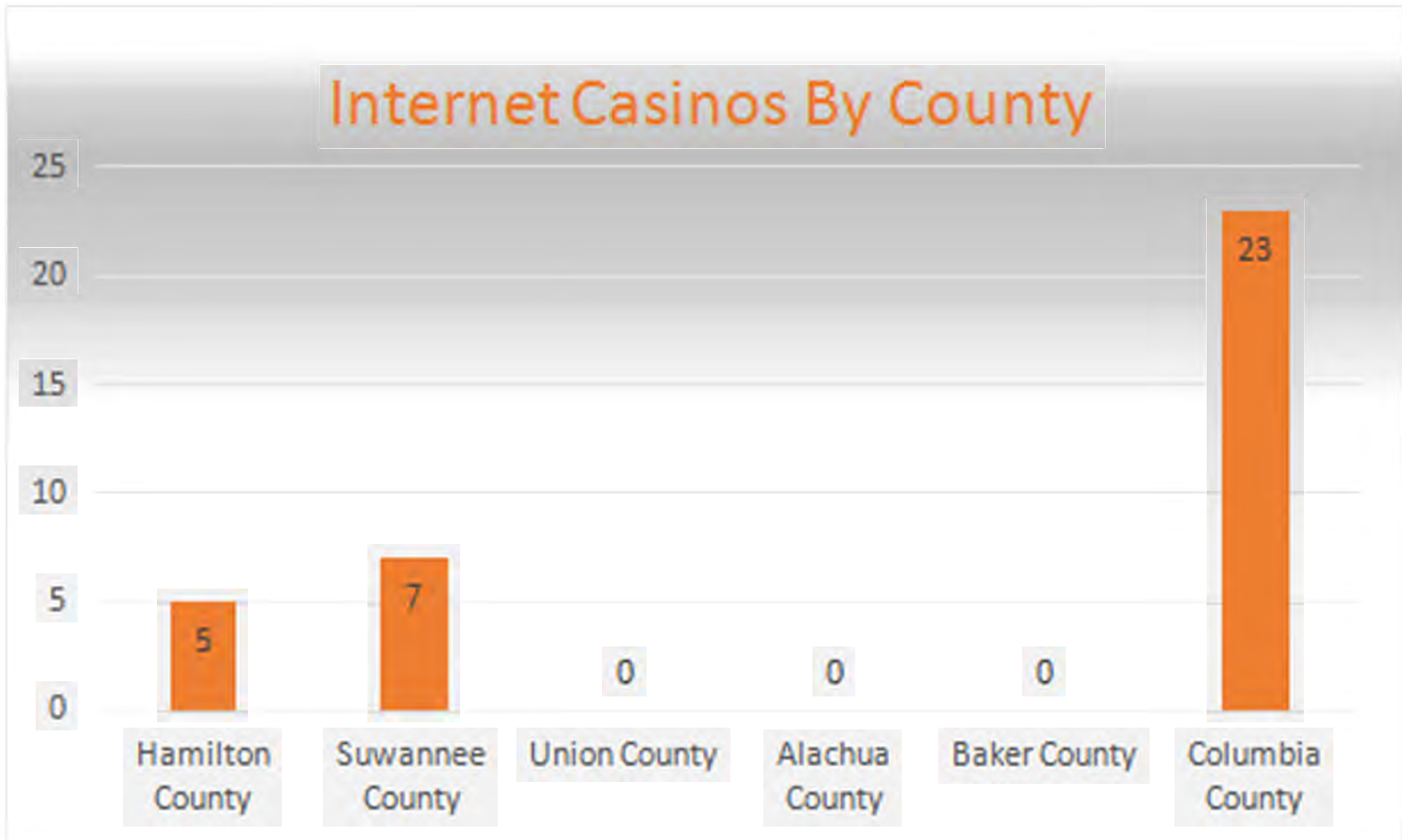
JULY 1, 2016 TO JULY 1, 2017

Lake City Police Department responded to
380 CALLS FOR SERVICE to the 10 casinos in the city limits

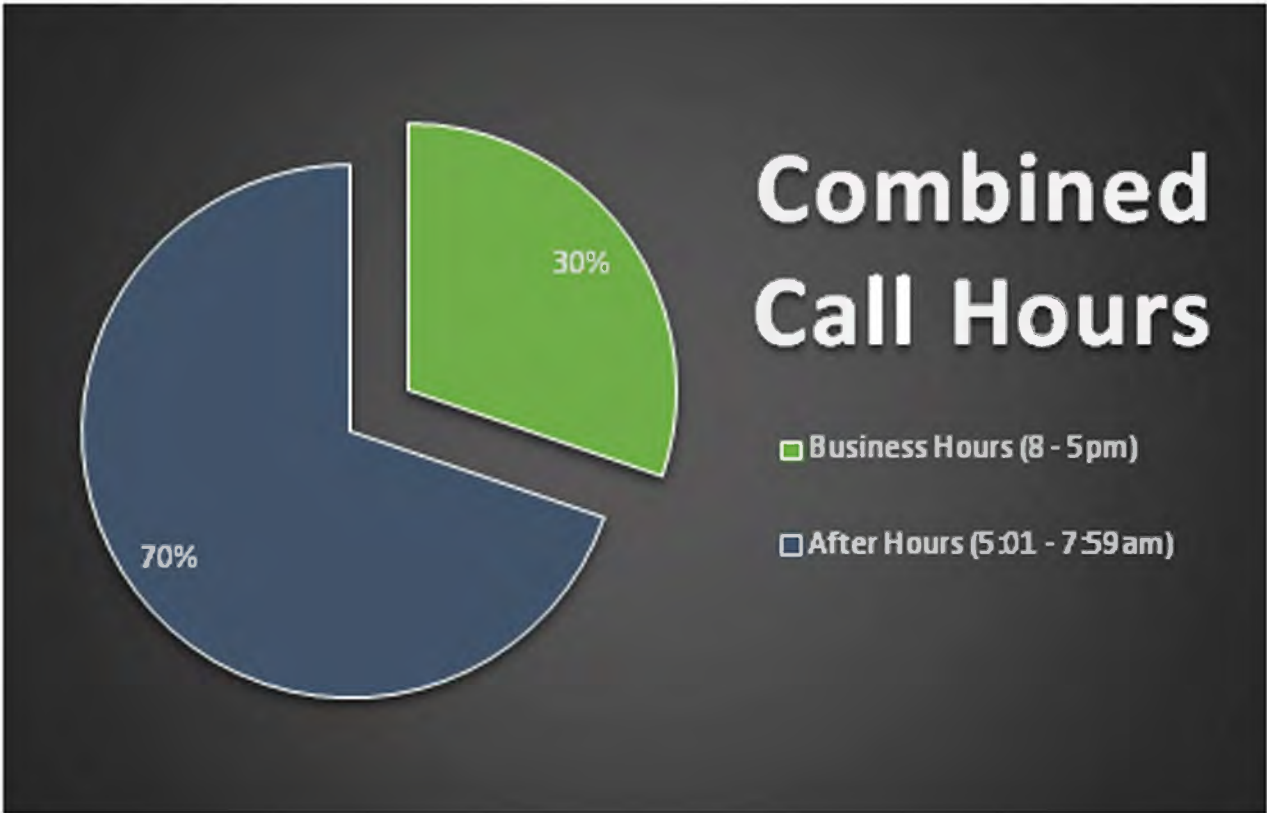
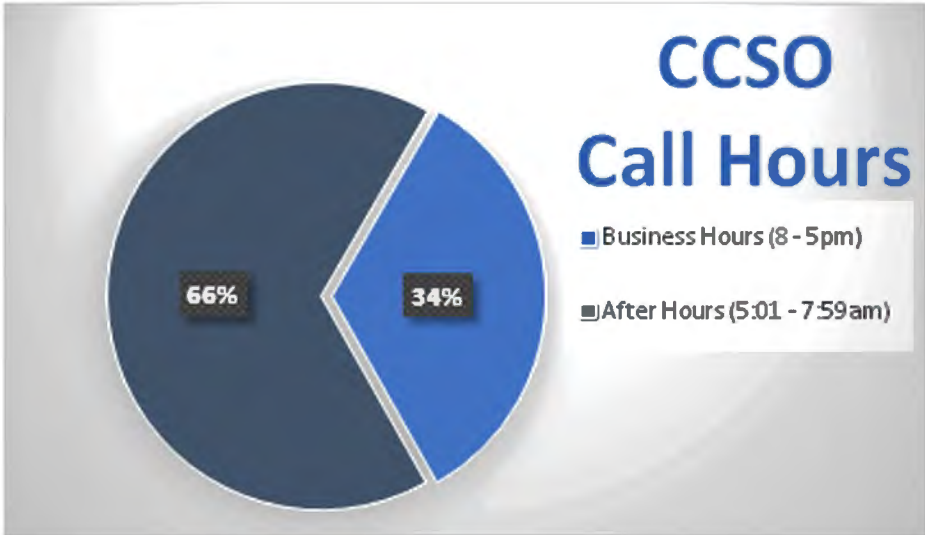
Columbia County Sheriff's Office responded to
394 CALLS FOR SERVICE to the 20 casinos in the unincorporated area

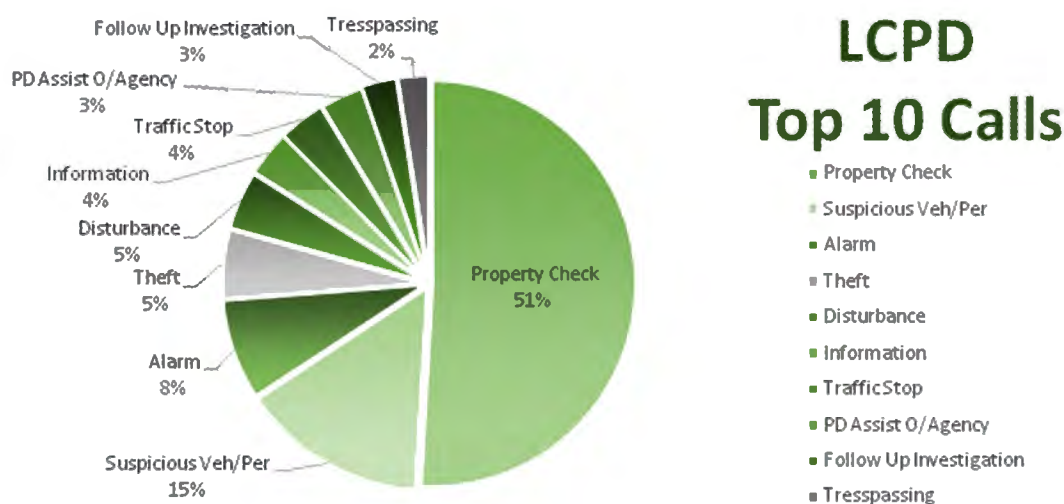
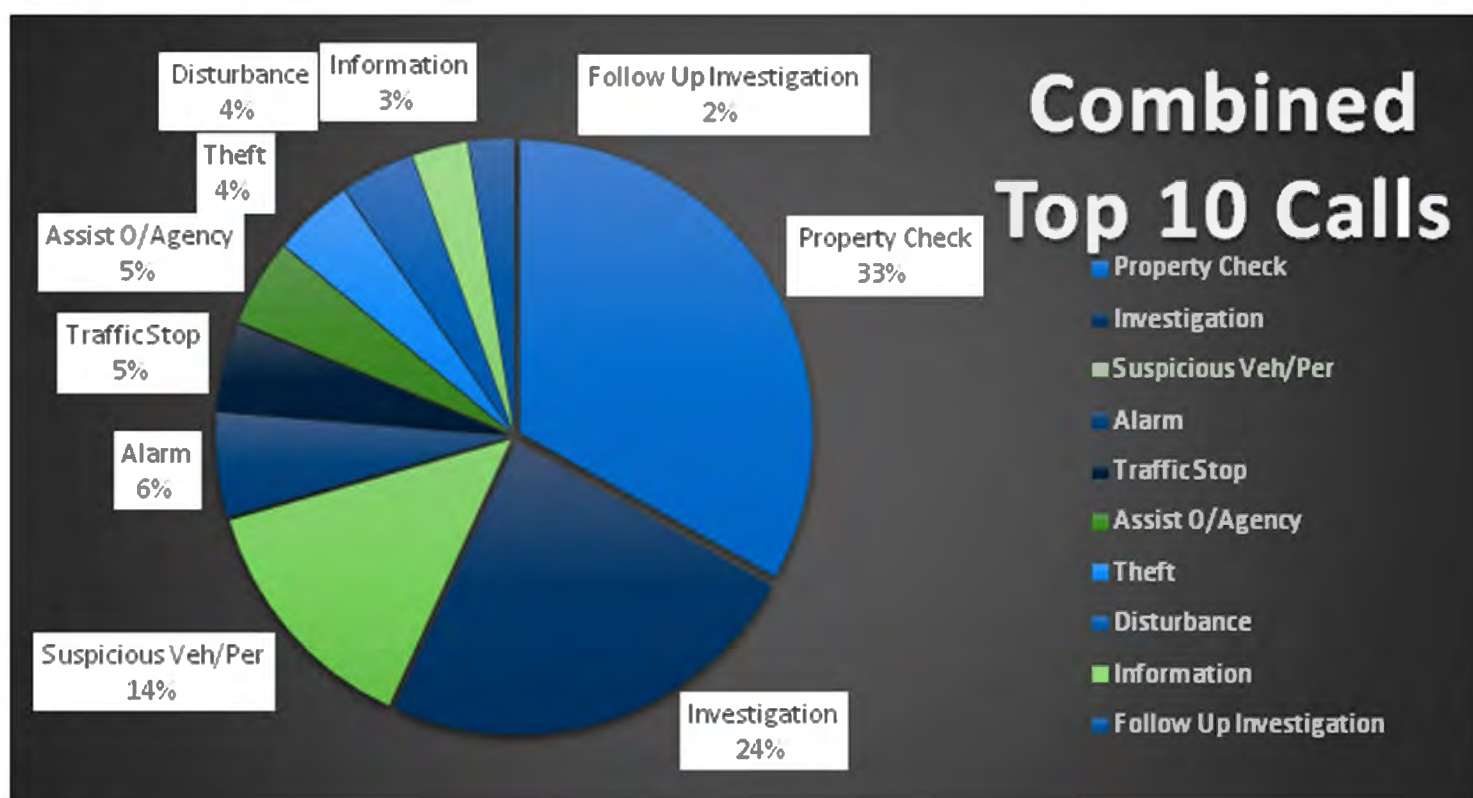
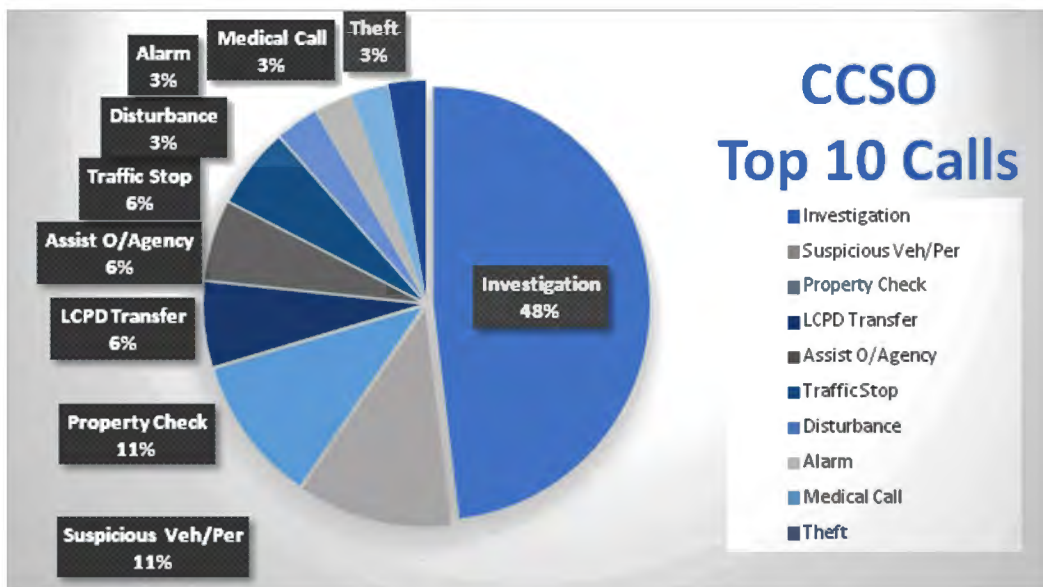
**Data based upon information provided by public records request
from the City of Lake City and Columbia County Sheriff's Office*

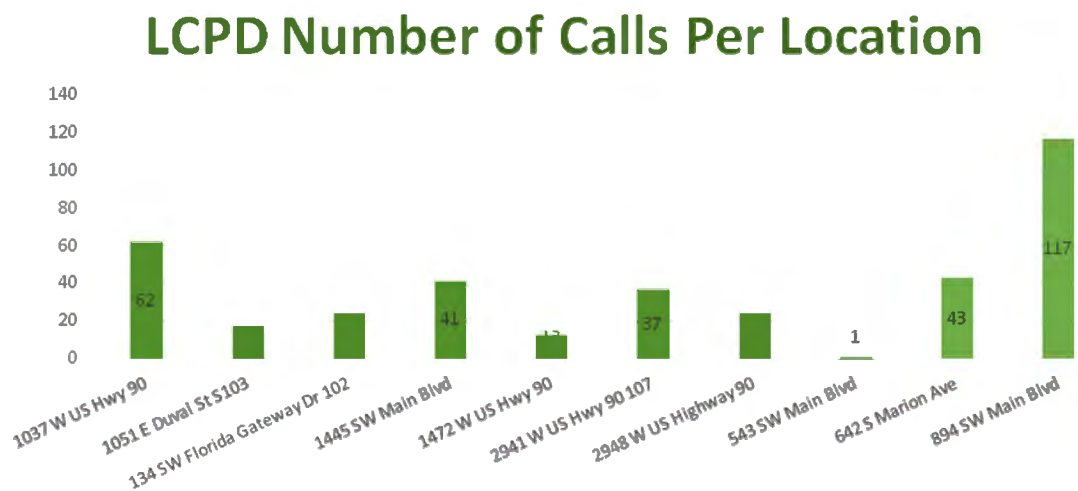
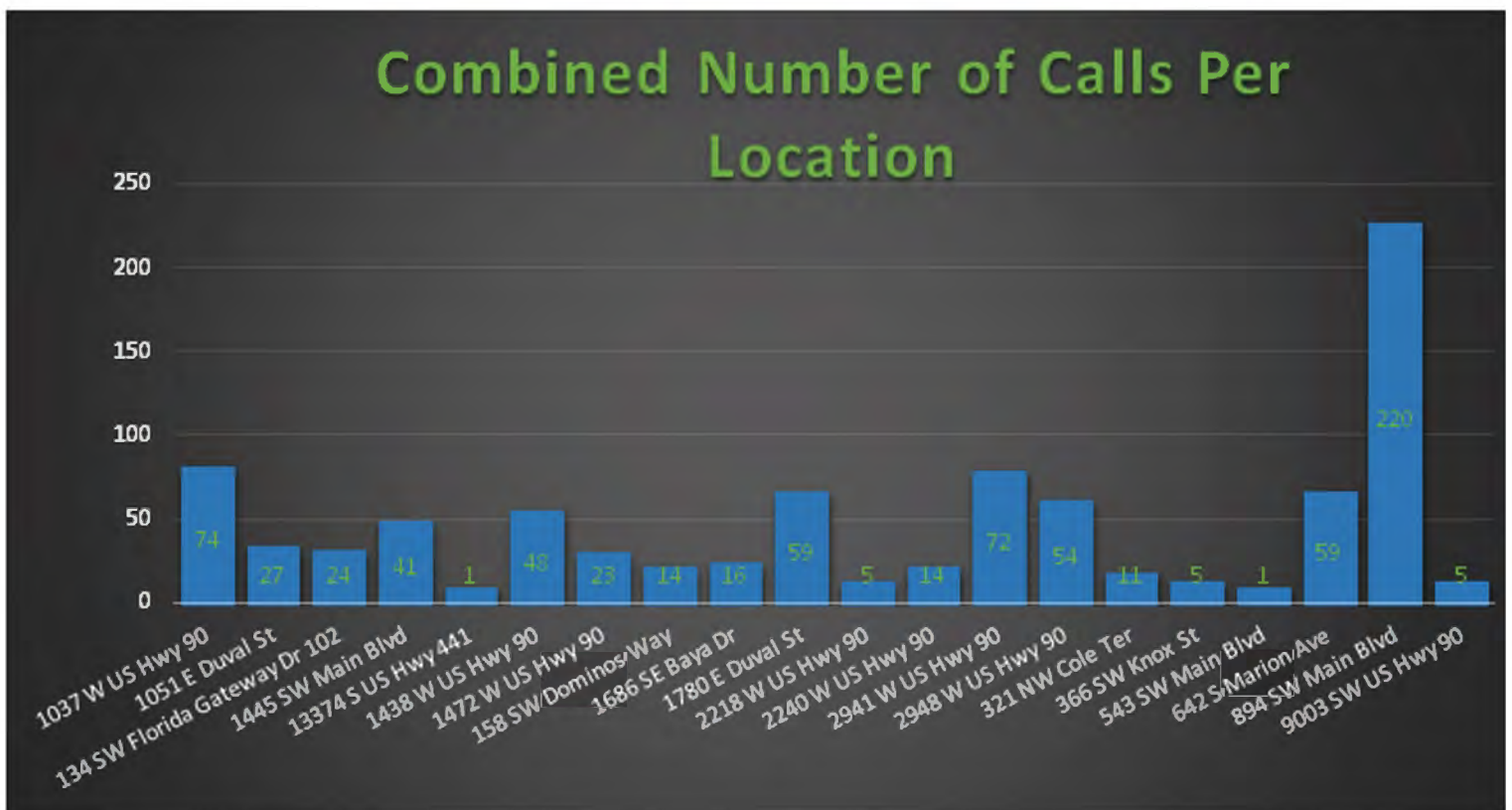
Columbia County has TRIPLE the number of casinos compared to our surrounding counties



The Chamber has acquired the ordinance documents from the City of Gainesville and Union County (where Internet Casinos are banned). These documents are included for your review.







ORDINANCE NO. 12-03

AN ORDINANCE OF UNION COUNTY, FLORIDA, AMENDING ORDINANCE NO. 95-04, AS AMENDED, ENTITLED THE UNION COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 12-03, BY THE BOARD OF COUNTY COMMISSIONERS TO AMEND THE TEXT OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR PROVIDING FOR AMENDING SECTION 2.1 ENTITLED DEFINITIONS, GENERAL ADDING DEFINITIONS RELATED TO SIMULATED GAMBLING DEVICES AND SLOT MACHINES; PROVIDING FOR AMENDING SECTIONS 4.3.4, 4.4.4, 4.5.4, 4.6.4, 4.7.4, 4.8.4, 4.9.4, 4.10.4, 4.11.4, 4.12.4, 4.13.4, 4.14.4, 4.15.4, 4.16.4, ENTITLED PROHIBITED USES AND STRUCTURES PROHIBITING SIMULATED GAMBLING DEVICE ESTABLISHMENTS AND SLOT MACHINE ESTABLISHMENTS WITHIN THE "CSV" CONSERVATION, "ESA" ENVIRONMENTALLY SENSITIVE AREAS, "A" AGRICULTURAL, "RR" RURAL RESIDENTIAL, "RSF" RESIDENTIAL, SINGLE FAMILY, "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, "RMH" RESIDENTIAL, MOBILE HOME, "RMH-P" RESIDENTIAL, MOBILE HOME PARK, "RMF" RESIDENTIAL, MULTIPLE FAMILY, "CN" COMMERCIAL, NEIGHBORHOOD, "CG" COMMERCIAL, GENERAL, "CI" COMMERCIAL, INTENSIVE, "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING, "I" INDUSTRIAL ZONING DISTRICTS; PROVIDING FOR RENUMBERING SECTION 4.17.4 ENTITLED SPECIAL EXCEPTIONS TO READ SECTION 4.17.5 SPECIAL EXCEPTIONS AND RENUMBERING ALL REMAINING SECTIONS WITHIN THE "PRD" PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT; PROVIDING FOR ADDING A NEW SECTION 4.17.4 ENTITLED PROHIBITED USES AND STRUCTURES PROHIBITING SIMULATED GAMBLING DEVICE ESTABLISHMENTS AND SLOT MACHINE ESTABLISHMENTS WITHIN THE "PRD" PLANNED RESIDENTIAL DEVELOPMENT ZONING DISTRICT; PROVIDING FOR RENUMBERING SECTION 4.18.4, ENTITLED SPECIAL EXCEPTIONS TO READ SECTION 4.18.5 SPECIAL EXCEPTIONS AND RENUMBERING ALL REMAINING SECTIONS WITHIN THE "PRRD" PLANNED RURAL RESIDENTIAL DEVELOPMENT ZONING DISTRICT; PROVIDING FOR ADDING A NEW SECTION 4.18.4 ENTITLED PROHIBITED USES AND STRUCTURES PROHIBITING SIMULATED GAMBLING DEVICE ESTABLISHMENTS AND SLOT MACHINE ESTABLISHMENTS WITHIN THE "PRRD" PLANNED RURAL RESIDENTIAL, DEVELOPMENT ZONING DISTRICT; PROVIDING FOR ADDING SECTION 4.2.35 ENTITLED, SUPPLEMENTARY DISTRICT REGULATIONS SIMULATED GAMBLING DEVICE ESTABLISHMENTS MAKING IT UNLAWFUL TO DESIGN, DEVELOP, MANAGE, SUPERVISE, MAINTAIN, PROVIDE, PRODUCE, POSSESS OR USE ONE OR MULTIPLE SIMULATED GAMBLING DEVICES; PROVIDING FOR ADDING SECTION 4.2.36 ENTITLED SUPPLEMENTARY DISTRICT REGULATIONS SLOT MACHINE ESTABLISHMENTS MAKING IT UNLAWFUL TO PLAY, OPERATE, USE, OR ENTER INTO ANY AGREEMENT FOR USE OF ANY SLOT MACHINE 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 Union County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water to implement the Union County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

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

WHEREAS, the Board of County Commissioners has been designated as the Planning and Zoning Board of Union County, Florida, hereinafter referred to as the Planning and Zoning Board;

Instr. #20120001888

BK: 307 PG: 234

Number of Pages: 10

Regina Parrish, Clerk of Court

Union County, FL

08/30/2012 at 01:19 PM MTG DOC STAMP \$0.00 INTANGIBLE

\$0.00 DEED DOC STAMP \$0.00

WHEREAS, the Board of County Commissioners has been designated as the Local Planning Agency of Union County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and Land Development Regulations, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearings, the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, reviewed and considered all comments received during said public hearings 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 125.01, Florida Statutes, as amended, the Board of County Commissioners held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings, including the recommendation of the Board of County Commissioners, serving as the Planning and Zoning Board, and the Local Planning Agency, concerning said application for an amendment, as described below;

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

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

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

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

Section 1. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 2.1 entitled Definitions, General, is hereby amended to add the following definitions:

SECTION 2.1 DEFINITIONS, GENERAL

Person means an individual, association, partnership, joint venture, corporation, or any other type of organization, whether conducted for profit or not for profit, or a director, executive, officer or manager of an associated, partnership, joint venture, corporation or other organization.

Simulated gambling device means any device that, upon connection with an object, is available to play or operate a computer simulation of any game, and which may deliver or entitle the person or persons playing or operating the device to a payoff. The following rules of construction apply to this definition of "simulated gambling device":

1. Device means any mechanical or electrical contrivance, computer, terminal, video or other equipment that may or may not be capable of downloading games from a central server system, machine, computer or other device or equipment. The term "device" also includes any associated equipment necessary to conduct the operation of the device.

2. Upon connection with means insertion, swiping, passing in range or any other technical means of physically or electromagnetically connecting an object to a device.
3. Object means a coin, bill, ticket, token, card or similar object, obtained directly or indirectly through payment of consideration, or obtained as a bonus or supplement to another transaction involving the payment of consideration.
4. Play or operate or play or operation means the use of skill, the application of the element of chance, or both.
5. Computer Simulation means simulations by means of a computer, computer system, video display, video system or any other form of electronic video presentation.
6. Game means slot machines, poker, bingo, craps, keno, any other type of game ordinarily played in a casino, a game involving the display of the results of a raffle, sweepstakes, drawing, contest or other promotion, lotto, sweepstakes, and any other game associated with gambling, or which could be associated with gambling, but the term game does not necessarily imply gambling as that term may be defined elsewhere.
7. Payoff means cash, monetary or other credit, billets, tickets, tokens or electronic credits to be exchanged for cash or to receive merchandise or anything of value whatsoever, whether made automatically from the machine or manually.
8. The use of the word gambling in the term simulated gambling device is for convenience of reference only. Simulated gambling device as used herein does not incorporate or imply any other legal definition or requirement applicable to gambling that may be found elsewhere.

Slot machine means any electrical, mechanical or electromechanical device which is adapted for use such that by the insertion of coin(s), token(s) or other method of payment the device will allow an operator to play or operate the machine such that the device displays pictures, icons or other images which may, depending upon the displayed combination of said pictures, icons or other images, allow the operator to obtain an item or items of value, including but not limited to money, objects or coupons. Such devices shall be deemed slot machines regardless of whether the operation of the device is affected by chance, by the application of skill or by any combination thereof. Examples of slot machines include, but are not limited to, the games known as, Fruit Paradise, New Cherry, Fruit Bonus, Triple Jack, Magical Odds, Mystery J&B, Klondike, and Reel of Fortune. Games such as pinball, mechanical grab machines, shooting games and other similar games are not slot machines.

Section 2. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.3.4 entitled "CSV" Conservation Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.13 "CSV" CONSERVATION

4.3.4 PROHIBITED USES AND STRUCTURES

1. Residential uses (except forestry stations or scientific stations for the study of the natural resources within the conservation district and residential facilities for caretakers).
2. Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible as a special exception.
3. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
4. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 3. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.4.4 entitled "ESA" Environmental Sensitive Areas Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.4 "ESA" ENVIRONMENTALLY SENSITIVE AREAS

4.4.4 PROHIBITED USES AND STRUCTURES

Industrial and commercial uses, intensive agricultural uses (see section 2.1 for definition of intensive agriculture), private recreational uses, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

Section 4. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.5.4 entitled "A" Agricultural Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.5 "A" AGRICULTURAL

4.5.4 PROHIBITED USES AND STRUCTURES

In Agricultural-1 through Agricultural-4 zoning districts: Junk yard or automobile wrecking yard, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

Section 5. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.6.4 entitled "RR" Rural Residential Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.6 "RR" RURAL RESIDENTIAL

4.6.4 PROHIBITED USES AND STRUCTURES

Junk yard or automobile wrecking yard, exotic animals as defined in Section 2.1, livestock or poultry slaughterhouse, saw mills and planing mills, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 6. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.7.4 entitled "RSF" Residential, Single Family Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.7 "RSF" RESIDENTIAL, SINGLE FAMILY

4.7.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), new mobile homes except as permitted in Section 4.2 and Article 14, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 7. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.8.4 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.8 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

4.8.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 8. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.9.4 entitled "RMH" Residential, Mobile Home Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.9 "RMH" RESIDENTIAL, MOBILE HOME

4.9.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), new single family dwelling units, mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 9. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.10.4 entitled "RMH-P" Residential, Mobile Home Park Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.10 "RMH-P" RESIDENTIAL, MOBILE HOME PARK

4.10.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, retail commercial outlets for sale of new and used mobile homes, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 10. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.11.4 entitled "RMF" Residential, Multiple Family Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.11 "RMF" RESIDENTIAL, MULTIPLE FAMILY

4.11.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles, in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations) and any use or structure not specifically, provisionally, or by reasonable implication permitted herein as a special exception.

Section 11. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.12.4 entitled "CN" Commercial, Neighborhood Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.12 "CN" COMMERCIAL, NEIGHBORHOOD

4.12.4 PROHIBITED USES AND STRUCTURES

1. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.
2. Residential uses, except as specified under CN accessory uses.
3. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
4. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 12. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.13.4 entitled "CG" Commercial, General Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.13 "CG" COMMERCIAL, GENERAL

4.13.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Warehousing or storage, except in connection with a permitted use.
3. Off-site signs.
4. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
5. Motor vehicle body shop.
6. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2).

7. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
8. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 13. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.14.4 entitled "CI" Commercial, Intensive Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.14 "CI" COMMERCIAL, INTENSIVE

4.14.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted.
2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2)
3. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
4. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 14. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.15.4 entitled "ILW" Industrial, Light and Warehousing Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.15 "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

4.15.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or second-hand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of Article 14.
6. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
7. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 15. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.16.4 entitled "I" Industrial Prohibited Uses and Structures is hereby amended to read, as follows:

SECTION 4.16 "I" INDUSTRIAL

4.16.4 PROHIBITED USES AND STRUCTURES

Incinerators for disposal of solid, bio-medical or hazardous waste, simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations), slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations). Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of Article 14.

Section 16. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.17.4 entitled "PRD" Planned Residential Development Special Exceptions is hereby renumbered and amended to read, as follows, and subsequent sections renumbered.

SECTION 4.17 "PRD" PLANNED RESIDENTIAL DEVELOPMENT

4.17.5 SPECIAL EXCEPTIONS

(see also Articles 12 and 13).

1. Home occupations (see Article 2.1).

Section 17. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.17.4 entitled "PRD" Planned Residential Development Prohibited Uses and Structures is hereby added to read, as follows:

SECTION 4.17 "PRD" PLANNED RESIDENTIAL DEVELOPMENT

4.17.4 PROHIBITED USES AND STRUCTURES

1. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
2. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 18. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.18.4 entitled "PRRD" Planned Rural Residential Development Special Exceptions is hereby renumbered and amended to read, as follows, and subsequent sections renumbered.

SECTION 4.18 "PRRD" PLANNED RURAL RESIDENTIAL DEVELOPMENT

4.18.5 SPECIAL EXCEPTIONS

(see also Articles 12 and 13).

1. Home occupations (see Article 2.1).

Section 19. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.18.4 entitled "PRRD" Planned Rural Residential Development Prohibited Uses and Structures is hereby added to read, as follows:

SECTION 4.18 "PRRD" PLANNED RURAL RESIDENTIAL DEVELOPMENT

4.18.4 PROHIBITED USES AND STRUCTURES

1. Simulated gambling device establishments (see Section 2.1 for definition of simulated gambling device and Section 4.2 for supplementary regulations).
2. Slot machine establishments (see Section 2.1 for definition of slot machines and Section 4.2 for supplementary regulations).

Section 20. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.2.35 entitled Supplementary District Regulations Simulated Gambling Device Establishments is hereby added to read, as follows:

SECTION 4.2 SUPPLEMENTARY DISTRICT REGULATIONS

4.2.35 SIMULATED GAMBLING DEVICE ESTABLISHMENTS

It is unlawful for any person to design, develop, manage, supervise, maintain, provide, produce, possess or use one (1) or multiple simulated gambling devices, as defined in these Land Development Regulations in any zoning district. Each individual act to design, develop, manage, supervise, maintain, provide, produce, possess or use a simulated gambling device constitutes a separate violation of these Land Development Regulations.

1. This section does not prohibit an individual's personal, recreational, and non-commercial ownership, possession, play, operation or use of a device which could be construed to be a simulated gambling device.
2. This section does not prohibit the ownership, possession, play, operation or use of any device expressly permitted by Florida Statutes and not otherwise prohibited by the Florida Constitution, except that devices permitted by Article X, Section 23 of the Florida Constitution and Chapter 551, Florida Statutes, in Broward and Miami-Dade County only are not permitted by these Land Development Regulations.
3. This section does not prohibit a religious or charitable organization from conducting a fund raising activity involving gaming, provided the religious or charitable organization does not conduct the activity more than twice in one (1) calendar year, the organization provides advance written notice to the County Sheriff of the date, time, place, and nature of such activity and who will be conducting it, and the activity is not otherwise unlawful.
4. Nothing in this section is intended to conflict with the provisions of the Florida Constitution or Chapter 849, Florida Statutes, concerning gambling. In the event of a direct and express conflict between this section and either the Florida Constitution or Chapter 849, Florida Statutes, then the provisions of the Florida Constitution or Chapter 849, Florida Statutes, as applicable, shall control.

Section 21. Pursuant to an application, LDR 12-03, by the Board of County Commissioners, to amend the text of the Land Development Regulations, Section 4.2.36 entitled Supplementary District Regulations Slot Machine Establishments is hereby added to read, as follows:

SECTION 4.2 SUPPLEMENTARY DISTRICT REGULATIONS

4.2.36 SLOT MACHINE ESTABLISHMENTS

It is unlawful for any person to play, operate, use, or enter into any agreement for use of any slot machine, as defined in these Land Development Regulations, in any zoning district. Nothing herein shall be construed to prohibit personal, recreational, non-commercial ownership, play, operation or use of slot machines not otherwise prohibited by Florida Statutes.

Section 22. 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 23. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 24. 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.

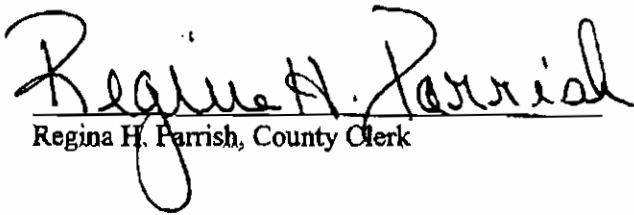
Section 25. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 30th day of July 2012.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners, this 20th day of August 2012.

Attest:

BOARD OF COUNTY COMMISSIONERS
OF UNION COUNTY, FLORIDA


Regina H. Parrish, County Clerk


M. Wayne Smith, Chairman

TRANSACTION REPORT

JUL/14/2017/FRI 01:33 PM

FAX(RX)

#	DATE	START T.	SENDER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	JUL/14	01:31PM	SG3	0:02:35	10	OK	SG3 0298

ORDINANCE NO. 130633

An ordinance of the City of Gainesville, Florida, enacting a temporary moratorium to prohibit the filing, acceptance or processing of any permit, development order, or any other official action of the City having the effect of permitting or allowing the construction or operation of any internet gaming/gambling business within the city limits, providing a severability clause; providing repealing clauses; and providing an effective date.

WHEREAS, the State of Florida enacted Chapter 2013-2, Laws of Florida clarifying the existing laws concerning slot machines, charitable drawings, game promotions and amusement machines; and

WHEREAS, the operation of unlawful simulated gambling establishments, commonly referred to as "internet café's" and/or "simulated gambling establishments", is contrary to the policy and laws enacted by the State of Florida and that there is a compelling state interest in prohibiting unlawful gambling and internet gaming, as set forth in Section 1 of Chapter 2013-2, Laws of Florida; and

WHEREAS, the City of Gainesville recognizes that, because the State of Florida has authorized slot machine gaming and gambling at licensed or authorized facilities in certain areas outside of the City of Gainesville, establishments that utilize simulated gambling devices can deceive members of the public, including the elderly, the economically disadvantaged, the uneducated, and the unsuspecting, into believing that they are engaging in a lawfully permitted gaming or gambling activity. Simulated gambling devices are, therefore, inherently deceptive. Due to the inherently deceptive nature of simulated gambling devices, establishments that utilize simulated gambling devices are adverse to the quality of life, tone of commerce, and total community environment in the City of Gainesville, and have an unreasonably adverse effect upon the elderly, the economically disadvantaged, the uneducated, the unsuspecting, and other

1 City of Gainesville has properly held public hearings and adopted amendments to the City of
2 Gainesville Code of Ordinances, as necessary.

3 **Section 3. Definitions.**

4 “*Simulated gambling device*” means a device that is available to play or operate a
5 computer simulation of any game of chance or gambling, and which may reveal, deliver or
6 entitle the person or persons playing or operating the device to a payoff or something of value; or
7 any electronic device that is used or adapted for use to conduct and/or reveal the results of a
8 game of chance conducted in connection with the sale of a consumer product or service,
9 sweepstakes or game promotion that displays results by simulating a game or games ordinarily
10 played on a slot machine, when the outcome of the game or drawing is not revealed to the
11 purchaser prior to purchase of the merchandise, tickets or game entries.

12 “*Simulated gambling establishment*” means a building, edifice, structure or location,
13 along with its grounds, in which simulated gambling devices are used, operated or stored,
14 including but not limited to, game rooms, arcades, internet cafés, internet centers or sweepstakes
15 redemption centers.

16 **Section 4. Imposition of Moratorium.**

17 For a period commencing after 5:01 p.m. on January 16, 2014, and ending at 11:59 p.m.
18 on September 18, 2014:

19 (a) No application for permit, authorization or any other official action of the City
20 having the effect of permitting or allowing the operation of a simulated gambling establishment,
21 may be filed, accepted or processed or approved by the City of Gainesville.

22 (b) No Zoning Compliance Permit may be issued by the City of Gainesville which
23 would authorize the operation of any simulated gambling establishment.

1 (c) The imposition of the moratorium is not intended to affect nor does it effect: (i)
2 either the processing of any application for permit or the issuance of a permit or other official
3 action of the City authorizing the operation of a simulated gambling establishment, which was
4 properly filed with the City of Gainesville on or before 5:00 p.m. on January 16, 2014.


5 **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance
6 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
7 finding shall not affect the other provisions or applications of the ordinance which can be given
8 effect without the invalid or unconstitutional provisions or application, and to this end the
9 provisions of this ordinance are declared severable.

10 **Section 6.** All ordinances or parts of ordinances, in conflict herewith are to the extent of
11 such conflict hereby repealed.

12 **Section 7.** This ordinance shall stand repealed as of 12:00 a.m. on September 18, 2014,
13 unless sooner repealed; provided however, that nothing herein shall prevent re-adoption of an
14 ordinance in the same or similar form for the purpose of extending the moratorium.

15 **Section 8.** This ordinance shall become effective immediately upon final adoption.

16 **PASSED AND ADOPTED** this 5th day of June, 2014.

17
18 
19 EDWARD B. BRADDY
20 MAYOR

21
22 ATTEST:

23 
24
25 KURT M. LANNON
26 CLERK OF THE COMMISSION
27

Approved as to form and legality

28 
29 NICOLLE M. SHALLEY
CITY ATTORNEY

28 This Ordinance passed on first reading this 15th day of May, 2014.

29 This Ordinance passed on second reading this 5th day of June, 2014.



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: August 9, 2017 Meeting Date: August 17, 2017

Name: Joel Foreman Department: County Attorney

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Request for Adoption Hearing - Amendments to County Animal Control Ordinances

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

2. Fiscal impact on current budget.

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

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item

MEMORANDUM

To: Ben Scott, County Manager
Board of County Commissioners

From: Joel F. Foreman

Re: Request for Adoption Hearing: Animal Control Ordinance Amendments

Date: August 9, 2017

I am requesting that the Board set a September 7, 2017, adoption hearing for the attached Ordinance. If adopted, the ordinance would amend the County's code of ordinances relating to Animal Control. The amendments are drafted in accordance with the Board's resolution 2017-CA-2 adopted March 2, 2017. Please set this request for an adoption hearing for inclusion on the Board's August 17, 2017, Discussion Agenda. If approved I request staff publish the hearing notice in accordance with Rule 3.201A and Fla. Stat. 125.66(2)(a) and same be set for Public Hearing on that September 7 Agenda.

ORDINANCE NO. 2017-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, AMENDING CHAPTER 18 OF THE COUNTY CODE OF ORDINANCES TO REPEAL ARTICLE II AND ABOLISH THE ANIMAL CONTROL BOARD; AMENDING ARTICLE III TO PROVIDE FOR ENFORCEMENT OF ANIMAL CONTROL VIOLATIONS THROUGH THE SPECIAL MAGISTRATE, CHANGE REFERENCES TO THE COUNTY'S CONTRACTED ANIMAL CONTROL SERVICES PROVIDER, CLARIFY "CONFINEMENT", CLARIFY "RESTRAINT", EXCLUDE CERTAIN ANIMALS FROM MANDATED HOLDING PERIODS, PERMIT THE ANIMAL CONTROL SERVICES PROVIDER TO SET REASONABLE FEES FOR IMPOUNDMENT, PERMIT ANIMAL CONTROL OFFICERS TO ENTER FENCED YARDS UNDER CERTAIN CIRCUMSTANCES, PROVIDE FOR AN INCREASE TO BOARD-ASSESSED FEES, AND PROHIBIT OUTDOOR FEEDING OF ANIMALS IN CERTAIN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the intent of Columbia County to provide for necessary regulation and enforcement for the control of stray, nuisance, dangerous, or rabid animals in order to protect the inhabitants of Columbia County and their property from injury, inconvenience, or bother, all in the interest of the public health, safety, and welfare of the inhabitants of the county;

WHEREAS, there was created by the Board of County Commissioners an Animal Control Board pursuant to Ordinance No. 96-29 and codified in Chapter 3, Article II of the Code of Ordinances of Columbia County, Florida;

WHEREAS, since the adoption of Ordinance No. 96-29, the Animal Control Board has become defunct and the animal control needs of the County and its citizens are presently met through a contract the County maintains with an animal control services provider;

WHEREAS, the County employs a Special Magistrate for the purpose of hearing cases relating to violations of the County's various codes, and the Special Magistrate has been authorized pursuant to Chapter 2, Article VI, Division 2, Section 2.343(5), to hear cases involving "[a]ll other ordinances, codes, and regulations of the County, as may hereafter be provided by the County through separate Ordinance or Resolution";

WHEREAS, it is necessary that the County from time to time solicit competitive bids to provide the County's animal control services, and any fixed reference to any one services provider within an ordinance may frustrate the County's ability to do so; and

WHEREAS, animal control enforcement requires a code that is easily interpreted and implemented in the field by the County's animal control officers and animal control service providers, and relevant code sections may be amended from time to time to reflect the realities of such enforcement activities on behalf of the people of this County.

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

Section 1. FINDINGS

The above Recitals are incorporated herein by reference and are hereby adopted as Findings in support of this Ordinance.

Section 2. CHAPTER 18, ARTICLE II REPEALED

Chapter 18, Article II of the County Code of Ordinances is hereby repealed and the Animal Control Board created thereunder is hereby abolished as of the effective date of this Ordinance.

Section 3. SPECIAL MAGISTRATE TO HEAR ANIMAL CONTROL VIOLATIONS

- a. Section 18-73 of the Code of Ordinances is amended as follows:

Citation means a written notice, issued to a person by an officer, that the officer has probable cause to believe that the person has committed a civil infraction in violation of a duly enacted article and that the county ~~court~~ special magistrate will hear the charge. The citation must contain:

- (1) The date and time of issuance.
- (2) The name and address of the person.
- (3) The date and time the civil infraction was committed.
- (4) The facts constituting probable cause.
- (5) The article violated.
- (6) The name and authority of the officer.
- (7) The procedure for the person to follow in order to pay the civil penalty, to contest the citation, or to appear ~~in court~~ before the special magistrate as required under subsection (6) of this definition.
- (8) The applicable civil penalty if the person elects to contest the citation.
- (9) The applicable civil penalty if the person elects not to contest the citation.

(10) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear ~~in court~~ before the special magistrate to contest the citation, the person shall be deemed to have waived his right to contest the citation and that, in such case, ~~judgment a fine~~ may be entered assessed against the person for an amount up to the maximum civil penalty.

(11) A conspicuous statement that if the person is required to appear ~~in court~~ before the special magistrate as mandated by subsection (6) of this definition, he or she does not have the option of paying a fine in lieu of appearing ~~in court~~ before the special magistrate.

~~(12) A conspicuous statement that if a person is required to appear in court as mandated by subsection (5) of this definition, he does not have the option of paying a fine in lieu of appearing in court.~~

b. Section 18-88 of the Code of Ordinances is amended as follows:

Sec. 18-88. - Violation of article.

(a) *Civil infraction.* Except as to the provisions for a dangerous dog, section 18-76, the violation of this article is a civil infraction.

(b) *Order to show cause.* If a person who has received a citation fails to pay the civil penalty, fails to appear ~~in court~~ before the special magistrate to contest the citation, or fails to appear ~~in court~~ before the special magistrate when the citation requires the person to do so, the ~~court~~ special magistrate may issue an order to show cause or take such other or further action authorized by law. An order to show cause shall require such person to appear before the ~~court~~ special magistrate to explain why action on the citation has not been taken and why the person should not be ~~held in contempt of court~~ or subject to other lawful disposition by the ~~court~~ special magistrate. If any person that is issued such order fails to appear in response to the ~~court's~~ special magistrate's directive, that person may be ~~held in civil contempt of court and punished~~ found to have waived any such appearance and fines or corrective action shall be ordered accordingly. This subsection is not

intended to limit, but is in addition to all other lawful actions which the ~~court~~ special magistrate may take when a citation has been issued.

(c) *Mandatory ~~court~~ appearance.* Any citation issued pursuant to this article may require mandatory ~~court~~ appearances before the special magistrate for violations resulting in the unprovoked biting, attacking, wounding, or killing of a human or domestic animal; violations resulting in the destruction or loss of personal property; violations of local animal cruelty laws; or violations resulting in the issuance of a third or subsequent citation to a person. The citation must clearly inform the person of such mandatory ~~court~~ appearance. The animal control official or the board of county commissioners or its authorized representatives shall maintain sufficient records to prove the number of citations issued to the person. Persons required to appear ~~in court~~ shall not have the option of paying the fine instead of appearing ~~in court~~.

(d) *Dangerous dogs.* In the event of a violation of section 18-76 with respect to a dangerous dog, the owner of a dangerous dog shall be subject to all the penalties provided by F.S. §§ 767.10—767.15, except that the hearings afforded to an owner pursuant to section 767.12 shall be before the special magistrate.

c. Section 18-90 of the Code of Ordinances is amended as follows:

Sec. 18-90. - Penalties for violation of article.

(a) *Citation not contested.* If a person does not contest a citation received pursuant to this article and shall pay the applicable civil penalty prior to the date specified on the citation, then the applicable civil penalty for each violation shall be as follows:

- (1) Section 18-76: stray/nuisance animal... \$ 50.00
- (2) Section 18-80: rabies vaccination 50.00
- (3) Section 18-84: surrender of animal for quarantine or destruction 100.00
- (4) Section 18-85: surrender of carcass of rabid animal 100.00
- (5) Section 18-86: dumping animals ~~50.00~~ \$500.00
- (6) Section 18-87: female dogs/cats in heat.. 50.00

(7)Section 18-88: interference with animal control officer 100.00

(8)Section 18-78: dangerous dog (as provided by state statute) 500.00

(9)~~All applicable court costs~~ Administrative costs for magistrate proceedings . . . \$250.00

(10)In accordance with F.S. § 828.27(4)(b), in addition to the foregoing penalties, a surcharge of \$5.00 shall be imposed for each violation, the proceeds of which shall be used to pay the cost of training for animal control officers.

(b)*Contest of violation.* If a person elects to contest a violation received pursuant to this article, upon a finding by the greater weight of the evidence by the ~~county court~~ special magistrate that the person so cited did commit the violation as described in the citation, the ~~county judge~~ special magistrate shall impose a penalty not to exceed the penalty as set forth in section 18-91(a), plus administrative ~~court~~ costs. Upon such a finding, a ~~judgment~~ code enforcement lien shall issue against the violator in the name of the board of county commissioners in the amount of the civil penalty together with such costs as imposed by the ~~court~~ special magistrate, which shall be collected as any civil judgment.

(c)*Payment of penalties.* All penalties for citations, together with applicable ~~court~~ fees or costs issued pursuant to this article, shall be paid to the clerk of the circuit court of the county as general revenue for the county, together with the \$5.00 surcharge as provided in F.S. § 828.27(4)(b).

(d)*Second or subsequent ~~conviction~~ violation.* In addition to all other penalties provided herein, in the case of a second or subsequent ~~conviction~~ violation, the ~~court~~ special magistrate may order the animal taken into the custody of the ~~Lake City/Columbia County Humane Society, Inc., a/k/a the "animal shelter,"~~ for adoption or other humane disposition.

d. Section 18-91 of the Code of Ordinances is amended as follows:

(a) To contest any citation, the violator must appear before the ~~county judge~~ special magistrate on the date shown on the citation ~~for the purpose of setting a~~

~~trial date~~. The rules of evidence applicable in all hearings for contested ~~civil~~ citations shall be the same as small claims rules in civil cases except to the extent inconsistent with this article, and may be liberally construed by the ~~court~~ special magistrate. The citation shall constitute the statement of claim, delivery of the citation shall constitute service of process and notice of ~~plea day~~ hearing.

(b) Appeal from any judgment of the ~~county court~~ special magistrate shall be the same cost and method as an appeal from any civil judgment in small claims court.

Section 4. REFERENCES TO ANIMAL CONTROL SERVICES PROVIDER

- a. Section 18-73 of the Code of Ordinances is amended as follows:

Animal control officer means any person employed or appointed by the county or employed by the animal control services provider who is authorized to investigate, on public or private property, civil infractions relating to animal control or cruelty and to issue citations as provided in this article. An animal control officer is not authorized to bear arms or make arrests; however, such officer may carry a device to chemically subdue and tranquilize an animal, provided that such officer has successfully completed a minimum of 16 hours of training in marksmanship, equipment handling, safety and animal care, and can demonstrate proficiency in chemical immobilization of animals in accordance with guidelines prescribed in the Chemical Immobilization Operational Guide of the American Humane Association.

Animal control services provider means the entity in contractual privity with the Board of County Commissioners and the county to provide animal control services to the county and its citizens.

Animal shelter means any premises designated by action of the Board of County Commissioners for the purposes of impounding and caring for all animals taken into custody for violation of, or pursuant to, this article. ~~Lake City/Columbia County Humane Society~~ The shelter facility maintained by the animal control services provider shall also be known as "animal shelter."

- b. All other references to the “Lake City/Columbia County Humane Society, Inc.” or variations thereof making specific reference to that organization are amended to identify instead the County’s “animal control services provider” as now defined in Section 18-73.

Section 5. CONFINEMENT AND RESTRAINT CLARIFIED

- a. Section 18-74. – Animal restraint is amended as follows:

Every animal shall be confined within an enclosure sufficient to prevent the animal’s escape upon ~~to~~ property that is either owned or controlled by the animal's owner or upon other property with the consent of the owner of that property ~~owner at all times.~~ For purposes of this section any animal kept indoors shall be presumed to be confined. Confinement shall not be required where the animal is under restraint upon a tether preventing the animal from leaving property it is permitted to be upon. Confinement shall not be required when the animal is on a leash within the owner’s control and the leash prevents the animal from roaming freely onto the property of others. This provision shall not be construed to authorize the tethering of animals where such tethering deprives an animal of shelter, food, or water. ~~unless under restraint or control.~~

Section 6. HOLDING PERIOD FOR PUPPIES LESS THAN 12 WEEKS OLD

- a. Section 18-75(b) is amended as follows:

Holding period. If the owner of the stray/nuisance animal is not known and the animal is not otherwise claimed within three working days (Monday through Friday, except legal holidays) of such impoundment, such animal shall come into the custody of the animal control services provider ~~Lake City/Columbia County Humane Society, Inc.,~~ for adoption or other humane disposition. If the stray/nuisance animal is a puppy believed in the opinion of the animal control services provider to be less than 12 weeks of age, then such animal shall come into the immediate custody of the animal control services provider for adoption or other humane disposition.

Section 7. FEES AND COSTS OF IMPOUNDMENT SET BY PROVIDER

- a. **Section 18-75(d) of the Code of Ordinances is amended as follows:**

Return to owner. All stray/nuisance animals shall be returned to their owners upon reasonable proof of ownership and after cash payment of all fees and costs of impoundment by the owner or on the owner's behalf with the owner's permission, and with proof of current rabies vaccination by a licensed veterinarian. For purposes of this section, reasonable fees and costs of impoundment may be assessed by the animal control services provider in an amount sufficient to offset the actual expenses incurred by the animal control services provider in connection with the impoundment of the stray/nuisance animal impounded under this section.

Section 8. ANIMAL CONTROL OFFICER AUTHORIZED TO ENTER

- a. Section 18-78 of the Code of Ordinances is amended as follows:

For the purpose of discharging the duties imposed by this article, and for enforcing its provisions, the animal control officer is empowered to enter upon any private property, not including any dwelling, structure or fenced enclosure, except the animal control officer or any officer may enter a fenced enclosure for the purpose of posting notices or citations required by the animal control officer's duties, impounding any animal known or suspected ~~with~~ (legal probable cause) of biting any person, or any animal infected with or suspected of showing suspicious symptoms of rabies. Whenever practicable, the officer shall make every reasonable effort to contact the property owner prior to entering a fenced enclosure for the purpose of enforcing this article.

Section 9. OUTDOOR FEEDING OF ANIMALS RESTRICTED IN COMMERCIAL ZONING DISTRICTS

- a. Section 18-7505 is hereby created for inclusion in the Code of Ordinances:

Sec. 18-7505. – Certain Outdoor Feeding Prohibited

It shall be unlawful and a violation of this part to intentionally feed any animal outdoors within the following zoning districts set forth in section 4.1.1 of the Columbia County Land Development Regulations:

CG Commercial, General

CI Commercial, Intensive

CHI Commercial, Highway Interchange

Section 10. SEVERABILITY

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 11. EFFECTIVE DATE

This Ordinance shall take effect immediately upon a certified copy hereof being filed with the Florida Department of State.

DULY ADOPTED by the Board of County Commissioners of Columbia County, Florida, this ____ day of _____, 2017

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

By: _____
Ron Williams, Chair

Approved as to form and legality:

Joel F. Foreman, County Attorney

ATTEST: P. Dewitt Cason, Clerk of Court

Deputy Clerk

Effective Date: _____



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: August 9, 2017 Meeting Date: August 17, 2017

Name: Joel Foreman Department: County Attorney

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Request for Adoption Hearing - Ordinance to Repeal Medical Marijuana Dispensary Moratorium

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

2. Fiscal impact on current budget.

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

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item

MEMORANDUM

To: Ben Scott, County Manager
Board of County Commissioners

From: Joel F. Foreman

Re: Request for Adoption Hearing: Repeal of Ordinance 2016-31

Date: August 9, 2017

I am requesting that the Board set a September 7, 2017, adoption hearing for the attached Ordinance. If adopted, the ordinance would repeal Ordinance 2016-31, lifting the moratorium on permitting, licensing and other activities with the County regarding medical marijuana treatment facilities (dispensaries).

Please set this request for an adoption hearing for inclusion on the Board's August 17, 2017, Discussion Agenda. If approved I request staff publish the hearing notice in accordance with Rule 3.201A and Fla. Stat. 125.66(2)(a) and same be set for Public Hearing on that September 7 Agenda.

ORDINANCE NO. 2017-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, REPEALING ORDINANCE 2016-31 AND LIFTING THE MORATORIUM ON CANNABIS DISPENSING BUSINESSES PROVIDED THEREIN; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Columbia County Board of County Commissioners adopted Ordinance 2016-31 on December 1, 2016, imposing a moratorium on the issuance of or application for permits, licenses, or business tax receipts to cannabis dispensing businesses for the duration thereof;

WHEREAS, the purpose of the moratorium was to preserve the status quo until such time as the Florida Legislature provided through general law for the County's regulatory authority in this field, if any;

WHEREAS, the Florida Legislature adopted Senate Bill 8-A, amending Fla. Stat. section 381.986, and providing for preemption to the State of Florida many of the regulatory arenas within which the moratorium was intended to maintain the status quo;

WHEREAS, Senate Bill 8-A was signed into law and the amendments to section 381.986 are now effective;

WHEREAS, the Board has considered the report it received from the County Attorney on July 16, 2017, and the Board has elected pursuant to Fla. Stat. section 381.986(11)(b)2 to regulate cannabis dispensing facilities, or medical marijuana treatment facilities, in a manner that is no more restrictive than its ordinances permitting or determining the locations for pharmacies licensed under Fla. Stat. chapter 465;

WHEREAS, the County Planner and County Attorney have advised the Board that the County's current Land Development Regulations provide for determining of the location of dispensing facilities in so far as the County's regulations already restrict the location of retail commercial outlets for the sale of drugs to the CN and CG zoning districts, and both pharmacies and medical marijuana treatment facilities shall be governed alike thereunder except as provided by general law; and

WHEREAS, the purposes of the moratorium have been met and maintaining the status quo is of no further public benefit.

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

Section 1. RECITALS INCORPORATED

The recitals above are incorporated as the Board's findings in support of this Ordinance.

Section 2. REPEAL OF ORDINANCE 2016-31

Ordinance 2016-31, adopted by this Board on December 1, 2016, is hereby repealed and is of no further force or effect.

Section 3. SEVERABILITY

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. EFFECTIVE DATE

This Ordinance shall take effect immediately upon a certified copy hereof being filed with the Florida Department of State.

DULY ADOPTED by the Board of County Commissioners of Columbia County, Florida, this ____ day of _____, 2017

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

By: _____
Ron Williams, Chair

Approved as to form and legality:

Joel F. Foreman, County Attorney

ATTEST: P. Dewitt Cason, Clerk of Court

Deputy Clerk

Effective Date: _____



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: August 11, 2017

Meeting Date: August 17, 2017

Name: Joel Foreman, County Attorney

Department: BCC Administration

Division Manager's Signature: _____

1. Nature and purpose of agenda item:

Utility Easement Request for Marion Street Deli and Pub

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

2. Fiscal impact on current budget.

Is this a budgeted item?

N/A

Yes Account No. _____

No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

Fund: _____

FROM: _____

TO: _____

AMOUNT: _____

For Use of County Manger Only:

Consent Item

Discussion Item

WILLIAM J. ROBERTS, JR.
LAWYER

387 NW Clubview Circle
Lake City, Florida 32055

Telephone
(386) 344-7033

E-mail
wjroberts2@gmail.com

MEMO

8/4/2017

To: Mr. Ron Williams, Chairman Board of County Commissioners, Columbia County
Cc Mr. Ben Scott, County Mgr.
Cc Mr. Joel Foreman, County Atty.

Subject: Request for Board of County Commissioners Approval of a utility easement across county property between East Veterans Street and the Rear of the Marion Street Deli and Pub, Lake City, in order to install a dedicated 4 inch diameter water line, needed for a required fire protection sprinkler system at the restaurant.

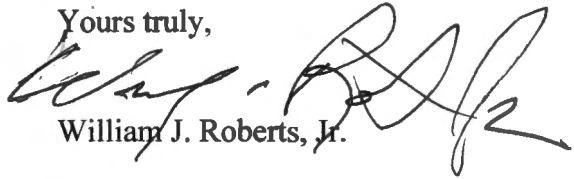
Gentlemen:

My client, Mr. Ronald A. Robbins, owner of the Marion Street Deli and Pub is in the process of expanding his restaurant for the second time. When completed later this year the restaurant will occupy approximately 7500 square feet, and will have a seating area of approximately 4800 square feet. The Florida Building Code requires the installation of a fire sprinkler system throughout the entire restaurant, served by a dedicated water line with a sufficient flow rate to meet the system's design requirements. On February 15th of this year the City of Lake City advised my client that it would extend a 6inch diameter main below East Veterans Street between N. Marion Avenue and Hernando Avenue, specifically to provide water to supply the fire protection sprinkler systems for the Marion Street Deli and Pub and for the Hallipatter Brewing Company, located in the former Montgomery Building.

The attached Specific Purpose Survey prepared by Daniel & Gore, LLC, dated 7/19/2017 provides a legal description of the required utility easement as well as a site plan showing its location. The route of the easement is the only feasible route where the 4 inch diameter pipeline can be constructed.

Your approval of the Utility easement is needed to allow expansion of the restaurant as outlined above.

Yours truly,

A handwritten signature in black ink, appearing to read "W. J. Roberts, Jr.", written over the typed name.

William J. Roberts, Jr.

Enclosures: Proposed Non Exclusive Perpetual Access Utility Easement Agreement.

Cc: Ronald Robbins

James J. Leszkiewicz, P. E. Engineer

This instrument prepared by
William J. Roberts, Jr., Attorney,
387 NW Club View Circle,
Lake City, FL 32055
(386) 344-7033

NON- EXCLUSIVE PERPETUAL ACCESS UTILITY EASEMENT AGREEMENT

THIS NON-EXCLUSIVE PERPETUAL ACCESS UTILITY EASEMENT AGREEMENT (“Easement Agreement”) is made and entered into this ____ day of _____ 2017 by and between, COLUMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 135 NE Hernando Avenue, Suite 203, Lake City, FL 32055 (hereinafter referred to as the “Grantor”, and MARION STREET DELI AND PUB, an active Florida LLC, whose physical address is 281 N. Marion Avenue, Lake City, Florida, 32055 (hereinafter referred to as the “Grantee”)

WHEREAS, Grantor is the owner of a certain parcel of real property located in Columbia County, Florida, more particularly described in an attachment to this document as Exhibit A, and which is incorporated herein.

WHEREAS Grantor and Grantee have determined that it is in the best interests of the County to grant, and Grantee to accept a non-exclusive perpetual access utility easement on and under the Property, more particularly described in the attached Exhibit “A” (hereafter referred as the “Easement Property”), for the purpose of constructing, maintaining and operating a water main transmission pipeline that will carry sufficient amounts of water to grantee’s business, located at 281 North Marion Avenue, Lake City, Florida 32055 to service a fire sprinkler system, all pursuant to the Florida Building Code requirements.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and condition set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. The above recitals are true and correct, form a material part of this Easement Agreement, and are fully incorporated herein.

Section 2. Grant of Easement. Grantor hereby gives, grants, bargains, sells, and conveys to Grantee a non-exclusive perpetual utility easement over, under, and upon the Easement Property, with all right and authority of ingress and egress over, upon and across the Easement Property at all times for purposes of construction and maintenance of Grantee’s water main transmission pipeline.

Section 3. This Easement Agreement is given by Grantor to Grantee solely for utilities purposes, and for no other purpose.

Section 4. This Easement Agreement is non- exclusive, and the Grantor reserves to Grantor, Grantor’s successors and assigns, the right to utilize the Easement Property for any purpose which does not interfere with the use of the Easement Property by the Grantee for the purposes set forth herein. Each party shall use the rights granted and reserved by this Easement Agreement with due regard to the rights of the other party to use and enjoy the Easement Property.

Section 5. HOLD HARMLESS. To the extent permitted by law, each party agrees to hold the other harmless from any and all claims, actions or suits which might arise out of its own neglect or default of this agreement. The foregoing is not intended, and shall not be construed, as a waiver of the benefits, if any, pursuant to 768.28 Florida Statutes.

Section 6. Successors and Assigns. This Easement Agreement shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, successors, and assigns.

Section 7. Modification This Easement Agreement may be modified, amended, or assigned, only upon the mutual written agreement of Grantee and Grantor.

Section 8. Effective Date. This Easement Agreement shall become effective on the date first noted above.

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

COLUMBIA COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____

Its: Chairman

ATTEST: _____

Clerk of Courts, Columbia County, FL

ACCEPTANCE

THE foregoing Non- Exclusive Perpetual Utility Agreement is hereby accepted by the Grantee this _____ day of _____, 2017.

Marion Street Deli and Pub, by
Ronald A. Robbins, MGR

Ronald A. Robbins

Witness

Printed Name of Witness

Witness

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is either personally known to me or has produced to me, as proof of his/her identity, a valid and lawful form of identification in compliance with the laws of the State of Florida, and who did/ did not take an oath.

Notary Public, seal, date of expiration

EXHIBIT A

DESCRIPTION:

UTILITY EASEMENT

A PART OF THE E ½ OF BLOCK 10 OF THE CENTRAL DIVISION OF THE CITY OF LAKE CITY, FLORIDA IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID E ½ BLOCK 10 AND RUN S 01°27'52" E, ALONG THE WEST LINE OF SAID E ½ OF BLOCK 10, 92.25 FEET; THENCE N 88°45'51" E, 15.00 FEET; THENCE N 01°27'52" E, PARALLEL WITH SAID WEST LINE, 19.75 FEET; THENCE N 88°45'51" E, 5.00 FEET; THENCE S 01°27'52" E, PARALLEL WITH SAID WEST LINE, 19.75 FEET; THENCE N 88°45'51" E, 7.00 FEET; THENCE S 01°27'52" E, 9.79 FEET TO THE NORTH FACE OF A BUILDING; THENCE S 88°47'08" W, ALONG SAID NORTH FACE, 22.71 FEET; THENCE S 01°12'52" E, ALONG THE WEST FACE OF SAID BUILDING, 37.92 FEET; THENCE N 88°47'08" E, ALONG THE SOUTH FACE OF SAID BUILDING, 5.88 FEET TO A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID E ½ OF BLOCK 10; THENCE S 01°27'52" E, PARALLEL WITH SAID WEST LINE OF THE E ½ OF BLOCK 10, 72.27 FEET TO THE SOUTH LINE OF THE E ½ OF BLOCK 10; THENCE S 88°30'44" W, ALONG SAID SOUTH LINE, 10.00 FEET TO THE WEST LINE OF SAID E ½ OF BLOCK 10; THENCE N 01°27'52" W, ALONG SAID WEST LINE, 120.02 FEET TO THE POINT OF BEGINNING.



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: August 10, 2017 Meeting Date: August 17, 2017

Name: Scott Ward Department: BCC Administration

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Resolution No. 2017R-33 Ellisville Tax Increment Area

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

2. Fiscal impact on current budget.

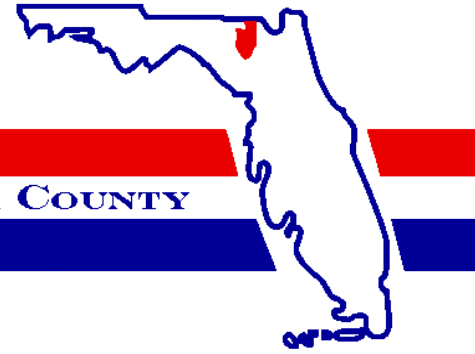
Is this a budgeted item? N/A
 Yes Account No. _____
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____


For Use of County Manger Only:

Consent Item Discussion Item



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: August 10, 2017
To: Ben Scott, County Manager
From: Scott Ward, Assistant County Manager 
RE: Resolution No. 2017R-33 Ellisville Tax Increment Area

On June 15, 2017, the Board of County Commissioners approved Ordinance No. 2016-24, establishing the "Ellisville Overlay District". In order to establish a dedicated funding source to provide improvements for future roadway, water, and wastewater facilities or for economic development purposes we are proposing the Board approve Resolution No 2017R-33. The Resolution establishes the Ellisville Tax Increment Area geographical boundaries, provides for the calculation of the tax increment, establishes the Ellisville Reserve Account, and authorizes the pledge and appropriation of reserve funds.

RESOLUTION NO. 2017R-33

AN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, PROVIDING FOR THE CREATION OF THE ELLISVILLE TAX INCREMENT AREA; DESCRIBING THE ELLISVILLE TAX INCREMENT AREA GEOGRAPHIC BOUNDARIES; PROVIDING DEFINITIONS; PROVIDING FOR THE CALCULATION OF AN ANNUAL TAX INCREMENT AMOUNT WITHIN THE GEOGRAPHIC BOUNDARIES OF THE ELLISVILLE TAX INCREMENT AREA; ESTABLISHING THE ELLISVILLE RESERVE ACCOUNT; AUTHORIZING THE PLEDGE AND APPROPRIATION OF RESERVE FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, various roadways, water, and wastewater facilities, located in the Ellisville area are in need of improvements; and

WHEREAS, the County has adopted an Ellisville Overlay District and Land Development Regulations which governs development within the Ellisville Tax Increment Area; and

WHEREAS, the County wishes to encourage future growth and development by improving roadway, water, and wastewater facilities or for economic development purposes wholly or substantially located within the Ellisville Tax Increment Area ; and

WHEREAS, it is the desire of the Board to establish a dedicated funding source to provide improvements for roadway, water, and wastewater facilities to encourage economic development and enhance the Ellisville area.

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

SECTION 1. PURPOSE. It is the intent and objective of the Board to promote economic growth and development within Columbia County by providing the necessary infrastructure in Ellisville. In the implementation of such intent, it is the purpose of the Board to create a reserve funding source for the improvement of roadway, water, and wastewater facilities or for economic development purposes wholly or substantially located within the Ellisville Tax Increment Area.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared that:

(A) The use of available Tax Increment revenues for the roadway, water, and wastewater facilities or for economic development purposes wholly or substantially located within the Ellisville Tax Increment Area as a reserve funding source enhances the general welfare of the County through the advancement of improved public infrastructure and potential employment opportunities.

B) The boundaries of the Ellisville Tax Increment Area are intended to encompass a defined geographic area used to determine the Tax Increment paid and applied pursuant to ordinance, resolution or agreement within the meaning of the term "dedicated increment value" defined in Section 200.001(8)(h), Florida Statutes.

C) Commencing in the Initial Tax Increment Year, the Tax Increment calculated pursuant to Section 4 of this Resolution for the Ellisville Tax Increment Area is intended to be a dedicated increment value referenced in the calculation of the "rolled back rate" under the method established in section 200.065(1), Florida Statutes.

SECTION 3. DEFINITIONS. As used in this Resolution, the following words and terms have the following meanings, unless the context otherwise requires a different definition:

"Aggregate Ad Valorem Millage Rate" means that millage rate obtained from the quotient of the sum of ad valorem taxes levied by the Board for countywide programs divided by the total taxable value of the County, excluding any Voted Millage and any levy within the boundaries of a Municipal Services Taxing Unit.

"Aggregate Ad Valorem Taxes" means the total ad valorem revenue generated by a levy of the Aggregate Ad Valorem Millage Rate against the total taxable value of the County considered for any of the discrete Columbia County real property assessment rolls referenced in Section 4 of this Resolution excluding any Voted Millage and any levy within the boundaries of a Municipal Services Taxing Unit.

"Base Year Assessment Roll" means the last Columbia County Real Property Assessment Roll certified by the Property Appraiser as of January 1, 2017

"Board" means the Board of County Commissioners of Columbia County.

"County" means Columbia County, Florida.

"County Administrator" means the chief administrative officer of the County or such person's designee.

"Initial Tax Increment Year" means the tax year commencing January 1, 2016, for the initial determination of a Tax Increment for the annual funding by the County of the Ellisville Reserve account maintained in the Economic Development Fund for the improvement of roadway, water, and wastewater facilities in Ellisville.

"Municipal Services Taxing Unit" means the ad valorem tax levy imposed within the boundaries of a Unit created pursuant to Section 125.01(1) (q), Florida Statutes.

"Project" means the construction, management and improvement of roadway, water and wastewater facilities within the Ellisville Tax Increment Area, including the acquisition of necessary property to accomplish these purposes.

"Property Appraiser" means the Property Appraiser of Columbia County.

"Ellisville Tax Increment Area" means the geographic area incorporated in Section 4 of this Resolution and described in Attachment A which geographic area is utilized to define and determine a Tax Increment to be paid into the Ellisville Trust Fund.

"Ellisville Reserve Account" or "Reserve Account" means a reserve account created by Section 6 of this Resolution created in the Economic Development Fund for the deposit, maintenance and accounting of the Tax Increment revenues annually generated for the Ellisville Tax Increment Area.

"Tax Increment" means the annual determination of the amount of tax increment revenues calculated pursuant to the formula adopted in Section 4 of this Resolution.

"Voted Millage" means ad valorem taxes levied in excess of maximum millage amounts authorized by law approved for periods not longer than two years by vote of the electors pursuant to Article VII, section 9(b), Florida Constitution, or ad valorem taxes approved by the electors and levied as provided in Article VII, section 12, Florida Constitution, whether required and authorized by law,

Resolution or the Florida Constitution.

SECTION 4. CREATION OF ELLISVILLE TAX INCREMENT AREA AND THE CALCULATION OF ANNUAL TAX INCREMENT AMOUNT.

(A) The Board hereby defines the boundaries of the geographic area of the Ellisville Tax Increment Area as the area described in Attachment A for the calculation of a dedicated increment value for the purposes of this Resolution.

(B) The Tax Increment amount shall be determined annually by the application of the following formula within the geographic area described in Attachment A referenced in Section 4(A) of this Resolution and shall be that amount equal to the percentage rate set in the Tax Increment Resolution applied to the difference between: (1) the amount of Aggregate Ad Valorem Taxes received each year by the County from ad valorem taxes levied on taxable real property contained within the geographic boundaries of the Ellisville Tax Increment Area; and (2) the amount of Aggregate Ad Valorem Taxes which would have been produced by a levy of the Aggregate Ad Valorem Millage Rate each year by the County upon the taxable real property within the geographic boundaries of the Ellisville Tax Increment Area as shown on the Base Year Assessment Roll.

(C) The amount to be funded by the County for the Ellisville Tax Increment Area shall be ninety percent (90%) of the Tax Increment generated within the Ellisville Tax Increment Area.

(D) The County Administrator shall certify to the Property Appraiser within two (2) weeks of adoption of this Resolution, the boundaries of the designated geographic areas constituting and defining the Ellisville Tax Increment Area, the reference to the Base Year Assessment Roll to be applied, and the specific proportion of the cumulative increase in taxable value to be applied in determining the Tax Increment. Any change in geographic boundaries, the Base Year Assessment Roll or percentage of the specific proportion of the cumulative increase in taxable value shall be certified to the Property Appraiser prior to October 1 of the year in which the change is to occur.

SECTION 5. ANNUAL FUNDING OF ELLISVILLE RESERVE ACCOUNT. Prior to August 1 of each County Fiscal Year, the Board shall appropriate and transfer to the Ellisville Reserve Account maintained within the Economic Development Fund created for the Ellisville Tax Increment Area the Tax Increment for such defined geographic area, in an amount not less than the amount of Tax Increment as provided in Section 4 of this Resolution.

SECTION 6. CREATION OF ELLISVILLE RESERVE ACCOUNT WITHIN THE ECONOMIC DEVELOPMENT FUND. There is hereby created an Ellisville Trust Account within the Economic Development Fund for the improvement of roadway, water, and wastewater facilities or for economic development purposes wholly or substantially located within the Ellisville Tax Increment Area. The Tax Increment determined annually for the Ellisville Tax Increment Area shall be deposited in the Ellisville Reserve Account prior to August 1 of each year as provided in Section 5 of this Resolution and maintained for until paid or pledged for the life of the Project.

SECTION 7. PLEDGE OR APPROPRIATION OF TRUST FUNDS. By subsequent resolution or agreement, the Board shall have the authority to issue revenue bonds secured by a pledge of available funds maintained in the Ellisville Trust Fund or to authorize lease purchase obligations subject to annual appropriation from such available funds.

SECTION 8. IMPLEMENTATION. The Board may establish, from time to time, rules and regulations to implement and govern the administrative procedures that will be necessary for staff to implement this Resolution, including minimum application requirements. In absence of such

specific rules or regulations enacted under this part, staff shall implement and administer the directives hereunder in accordance with customary accounting and management practices governing the County's Economic Development Fund.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective as provided by law.

DULY ADOPTED in regular session, this ____ day of August, 2017.

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

Ron Williams, Chairman

ATTEST:

P. DeWitt Cason, Clerk of Circuit Court

APPROVED AS TO FORM AND LEGAL:

Joel F. Foreman, County Attorney

ATTACHMENT A

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

