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

AGENDA

LAKE CITY, FLORIDA 32055

May 17, 2018

5:30 P.M.

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

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

Invocation (Commissioner Tim Murphy)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Public Hearings

Brandon Stubbs, County Planner

(1) Ordinance 2018-08 - CPA 0228 - Richard Cole and Daniel Crapps, Agents for Price Creek, LLC., Owner, for a Large Scale Comprehensive Plan Amendment ("LSCPA") to the Future Land Use Map ("FLUM") of the Comprehensive Plan, by Amending the FLUM Designation from Residential, Very low Density to Industrial for Tax Parcel 02-4s-17-07481-003 Containing 110.80 Acres, District 4 - Commissioner Phillips (Pg. 1)

Approval of Consent Agenda

Adoption of Consent Agenda

Discussion and Action Items

Richard Powell, Powell and Jones

(1) Presentation of 2016-2017 Audit (Pg. 57)

Bucky Nash, Commissioner

(2) Combined Communication Working Group Recommendations (Pg. 163)

Glenn Hunter, Economic Development Director

(3) Economic Development Project 17-10 - Request to Sell 7.9 Acres Located on Real Terrace - \$250,000 (Pg. 166)

Ben Scott, County Manager

- (4) Partners of Hope International Proposed Land Exchange (Pg. 226)
- (5) Resolution No. 2018R-16 Committing a Local Communication Services Tax to Fund Columbia County Public Libraries Designating a Special Revenue Library Fund to Account for those Revenues (Pg. 306)
- (6) Personnel Policy Updates (Pg. 308)
- (7) Bid Award 2018-E Renovation of Fire Station #45 Ellisville \$29,820 (Pg. 319)
- (8) BA 18-48 Appropriate and Transfer Interest on Loan Proceeds \$29,018 (Pg. 322)
- (9) BA 18-50 2018-2019 Emergency Management Preparedness and Assistance Grant \$105,506 (Pg. 325)

Open Public Comments to the Board – 2 Minute Limit

Staff Comments

Commissioner Comments

Adjournment



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: May 7, 2018	Meeting D	Date: May 17, 2018	
Name: Brandon M. Stubbs	Departme	ent: Building And Zoning	
Division Manager's Signature:	\$		
1. Nature and purpose of agenda it	tem:		
owner, for a Large Scale Comprethe Comprehensive Plan, by amount for Tax Parcel 02-4s-17-07481-00 public hearing on April 26, 2018 of County Commissioners. At the	ehensive Plan Amendmer ending the FLUM Designa 13. Containing 110.80 acre and voted 3-2 to recomm e public hearing, 13 mem members of the public re	le and Daniel Crapps, agents for Pront ("LSCPA") to the Future Land Ustation from Residential, Very low Dees, more or less. The Planning & Zenend denial of the proposed amend abers of the public spoke against the lated to traffic, safety, compatibilissues. District 4 - Phillips	se Map ("FLUM") of ensity to Industrial oning Board held a Iment to the Board he proposed
Attach any correspondence informati memorandums, etc.	on, documents and forms f	for action i.e., contract agreements, q	uotes,
2. Fiscal impact on current budget			
Is this a budgeted item?	N/A Yes Account No. No Please list the propose request	ed budget amendment to fund this	
Budget Amendment Number:	I	Fund:	
FROM:	TO:		AMOUNT:
	For Use of County I	Manger Only:	
	Consent Item X	- · ·	

ORDINANCE NO. 2018-08

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 0228, 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 RESIDENTIAL VERY LOW DENSITY TO INDUSTRIAL 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:

<u>Section 1</u>. Pursuant to an application, CPA 0228, an application by Richard Cole and Daniel Crapps, agents for Price Creek, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from RESIDENTIAL VERY LOW DENSITY to INDUSTRIAL for the property described, as follows:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to apoint on the East Right-of- Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 62217 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S88°2117"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Containing 110.80 acres, more or less

Tax Parcel Number 02-4s-17-07481-003

<u>Section 2</u>. 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.

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

<u>Section 4</u>. 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.

<u>Section 5</u>. 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 17^{th} day of May 2018.

P. DeWitt Cason, County Clerk

PASSED AND DULY ADOPTED,	in special :	session with	a quorum	present and	voting,	by the
Board of County Commissioners this	_ day of	2018.				

Tim Murphy, Chairman

	<u></u>
Attest:	BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

RESOLUTION NO. PZ/LPA CPA 0228

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, DENIAL 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 RESIDENTIAL VERY LOW DENSITY TO INDUSTRIAL 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 0228, an application by Richard Cole and Daniel Crapps, agents for Price Creek, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from RESIDENTIAL VERY LOW DENSITY to INDUSTRIAL for the property described, as follows:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, adistance of 71.01 feet to apoint on the East Right-of- Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 62217 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S88°2117"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Containing 111.80 acres, more or less

Tax Parcel Number 02-4s-17-07481-003

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

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 26th day of April 2018.

> 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

A COUNTY

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Planning & Zoning Board Hearing Date: Legislative Hearing

April 26, 2018

SUBJECT: CPA 0228 – A request for a Large Scale Amendment to the Future

Land Use Map ("FLUM") of the Comprehensive Plan from RESIDENTIAL VERY LOW DENSITY to INDUSTRIAL on an

approximate 110.80-acre subject property.

APPLICANT/AGENT: Richard Cole & Daniel Crapps

PROPERTY Price Creek, LLC

OWNER(S):

LOCATION: North of Vacant Agricultural Lands and Single Family Residences;

South of SE Enterprise Court, Hunter Panels, Town Homes, Quest Aviation, Idaho Timber, SE State Road 100, Homes of Merit, and Factory Expo Home Center; East of SE County Road 245, Eastbrook Subdivision, and Suzanne Subdivision; West of Vacant

Industrial Lands; Columbia County, Florida.

PARCEL ID 02-4s-17-07481-003

NUMBER(S):

ACREAGE: ±110.80 Acres

EXISTING FLUM Residential Very Low Density

PROPOSED FLUM Industrial

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 ± 110.80 acres from Residential Very Low Density to Industrial. The subject property is currently vacant.

Existing Future Land Use Map CPA 0228 - Price Creek **Future Land Use Map Amendment** SE EMERSON Legend SubjectProperty DUDA SE STATE ROAD 100 Parcels C Public FLUM Conservation Agriculture - 1 Agriculture - 2 Agriculture - 3 Environmentally Sensitive Areas -1 SE COUNTY ROAD Residential - Very Low SEACADEMICAVE Residential - Low Residential - Moderate Residential - Medium Residential - Medium-High Residential - High Commercial Highway Interchange Light Industrial Very Low Mixed Use Development Public Recreation Agriculture SETOMBERLINCT Agriculture - 3 SE BIKINI DR

Map 1. Existing FLUM with Subject Property

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

Prepared on April 2018

The INDUSTRIAL FLUM Designation is described as follows in Policy I.1.6 of the Future Land Use Element of the Comprehensive Plan:

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

390 780

1 560

2 340

"Industrial land use. Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, offsite signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of .25 floor area ratio; and

Industrial uses shall be limited to an intensity of .25 floor area ratio."

SE NIGHTSCAPE GLN

p. 8 Page **2** of **13**

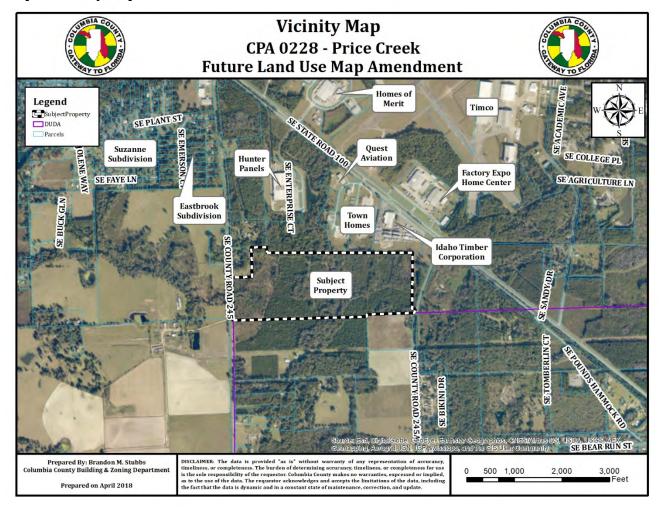
SURROUNDING USES

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	SE Enterprise Ct/Hunter Panels/Quest Aviation/Town Homes/Idaho Timber/SE State Road 100/Home of Merit/Factory Expo Home Center	Residential Very Low Density/Industrial/ Public	Rural Residential ("RR")/Industrial ("I")
South	Single Family Residences/Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
East	Vacant Industrial Lands	Industrial	Industrial ("I")
West	SE County Road 245/Eastbrook Subdivision/Suzanne Subdivision/Vacant Residential Lands	Residential Very Low Density/Residential Low Density	Rural Residential ("RR")/Residential, Single Family-2 ("RSF-2")

Map 2. Vicinity Map



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CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

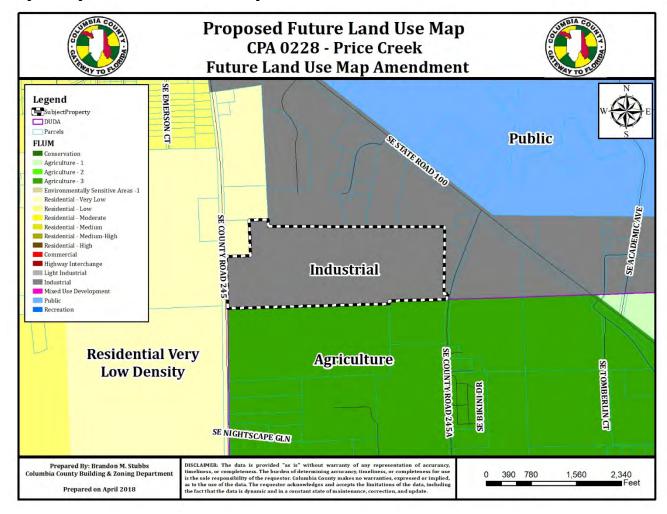
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Proposed FLUM Designation	Existing Zoning Designation	Consistent
Residential Very Low Density	Industrial	Rural Residential ("RR")	Requires Zoning Change

The applicant contends the following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas (See Comprehensive Plan Consistency Analysis submitted by applicant):

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water,
 & Natural Groundwater Aquifer Recharge 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 applicant's analysis for consistency with the Comprehensive Plan, and the Goals, Objectives, and Policies (GOPs) therein, satisfactory addresses compliance.

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FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
Zoning District:	Residential Very Low Density	Industrial
Max. Gross Density:	One (1) Dwelling Unit Per Acre	N/A
Floor Area Ratio:	N/A	0.25

Given the existing FLUM Designation is a Residential designation and the proposed is an Industrial designation, there are impacts to public facilities as a result of the proposed FLUM Amendment.

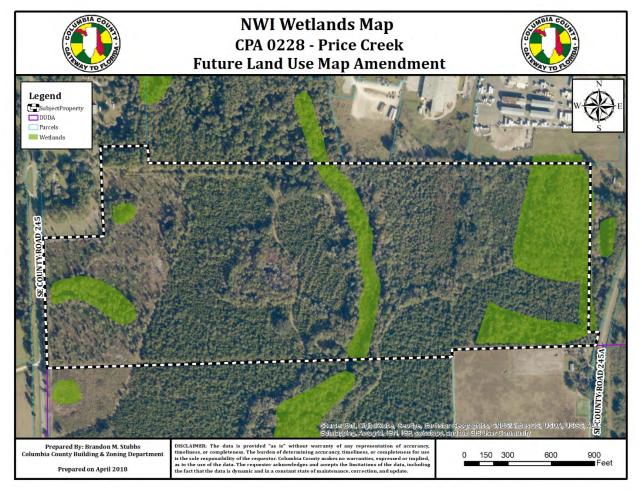
ENVIRONMENTAL CONDITIONS ANALYSIS

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 wetlands located on a portion of the subject property.

Evaluation: While there are wetlands located on the subject property, there are large areas suitable for development outside the wetland areas. Further, the County's LDRs and Suwannee River Water Management District have applicable regulations to protect wetlands; therefore, there are no issues related to wetland protection.

Map 4. Wetlands Map



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Soil Survey

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

There are nine (9) soil types found on the subject property:

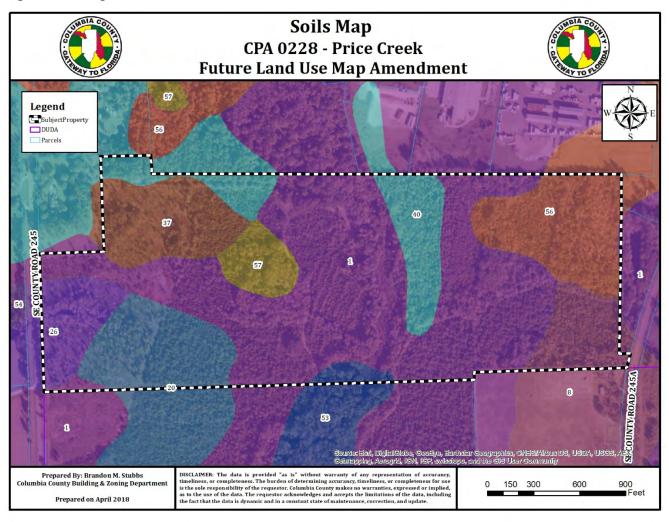
- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is 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) 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.
- 3) Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 4) Hurricane fine sand soils are somewhat poorly drained, nearly level soils on flats and in areas adjacent to depressions and poorly defined drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Hurricane fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.
- 5) Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on uplands and throughout the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 15 inches. The subsoil layer is comprised of fine sand, fine sandy loam and loamy sand to a depth of 80 inches or more. Mascotte fine sand soils have severe limitations for building site development and for septic tank absorption fields.
- 6) 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.
- 7) Plummer fine sand, occasionally flooded soils are poorly drained, nearly level soils on flood plains of rivers and streams. The surface and subsurface layers are comprised of fine sand to a depth of 59 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches. Plummer fine sand, occasionally flooded soils have severe limitations for building site development and for septic tank absorption fields.
- 8) Sapelo fine sand soils are poorly drained, nearly level soils in the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Sapelo fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

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

Evaluation: The soil type predominantly found on the subject property is Albany Fine Sand. Albany Fine Sand poses severe limitations for building development and severe limitations for septic tank absorption field. All soils located on-site pose severe limitations for building development and septic tank absorption fields; however, these are not obstacles that cannot be overcome through best engineering practices. During the site and development phase, soil conditions will have to be factored into the proposed development. At this time, there are no issues related to soil suitability.

Map 5. Soils Map



Flood Potential

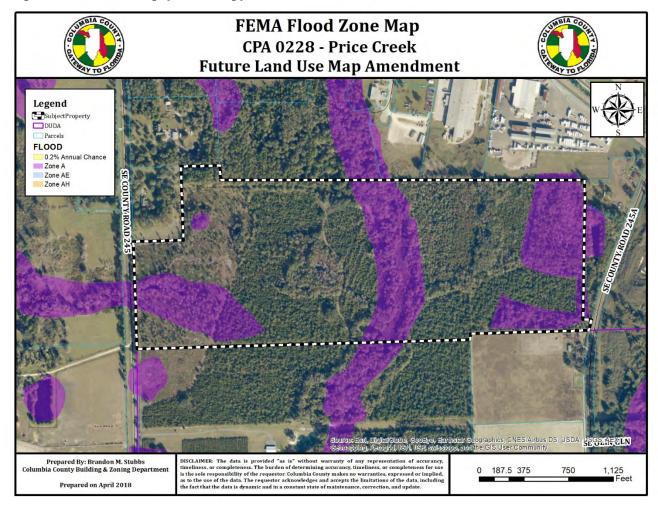
Panel 0170C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "A" (areas subject to one-percent annual chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year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

Evaluation: While there are a few areas on the subject property with Flood Zone "A", most of the subject property is located in Flood Zone "X". There may be slight challenges for development considering a small

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creek runs from north to south on the subject property. At this time, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)



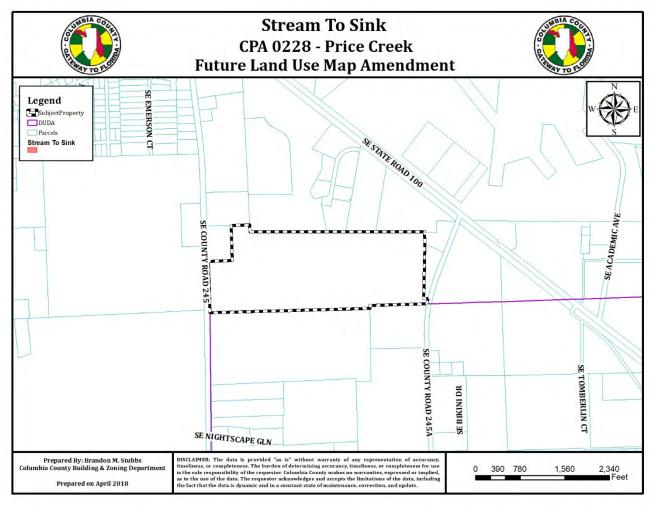
Stream to Sink

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

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

p. 14 Page **8** of **13**

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 <u>Columbia County Floridan Aquifer System Protection Zone Map</u>, prepared by the Advance GeoSpacial 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.

Page **9** of **13** p. 15

Vegetative Communities/Wildlife

According to Illustration V-I of the <u>Data and Analysis Report</u>, 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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
43(69)	State Road 100 (From lake City's Urban Area Boundary to County's East Boundary)	2U	Minor Arterial	Highway Rural	D

¹ Source: Columbia County Comprehensive Plan, Capital Improvements Element.

Table 4. Existing Trip Generation¹

Land Use	AADT ²	PM Peak Hour ³
Single Family ¹ (ITE Code 210)	1,047	112
Total	1,047	112
1 Source: ITE Trip Generation, 8th Edition.		

3 Formulas: PM Peak - ITE, 8th Edition - 0.86 trips per thousand square feet x 1,206,612 square feet = 1,038 PM Peak Trips

Table 5. Proposed Trip Generation¹

Land Use	AADT ²	PM Peak Hour ³	
Industrial Park ¹ (ITE Code 130)	8,398	1,038	
Total 8,398 1,038			
1 Source: ITE Trip Generation, 8th Edition. 2 Formula: AADT - ITE, 8th Edition - 6.96 trips per thousand square feet x 1,206.612 square feet = 8.398 AADT			

Table 6. Net Increase Trip Generation¹

Land Use	AADT	PM Peak Hour
Industrial Park (Proposed) (ITE Code 130)	8,398	1,038
Single Family (Existing) (ITE Code 210)	1,047	112
Net Increase	7,351	926

Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	S.R. 100 Segment 43(69) ¹
Maximum Service Volume ²	14,200
Existing Traffic ³	3,253
Reserved Trips ⁴	0
Available Capacity ⁴	10,947
Projected Daily Trips	7,351
Residual Capacity	3,596

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

² Formula: AADT-ITE, 8^{th} Edition -9.52 trips per dwelling unit x 110 dwelling units = 1,047 AADT

³ Formulas: PM Peak – ITE, 8th Edition – 1.02 trips per dwelling unit x 110 dwelling units = 112 PM Peak Trips

PM Peak Hour Traffic Analysis	S.R. 100 Segment 43(69) ¹
Maximum Service Volume ²	1,350
Existing Traffic ³	309
Reserved Trips ⁴	0
Available Capacity ⁴	1,041
Projected PM Peak Hour Trips	926
Residual Capacity	115

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

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

Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. *Note: Calculations are based upon Chapter 64E-6.008,F.S.*

The existing density allows for 110 dwelling unit. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. $(100 \text{ GPC} \times 2.67 \text{ PPH}) \times 110 = 29,370 \text{ Gallons Per Day}$

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 22.5 Gallons Per Day of Potable Water per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,206,612 square feet. $[(1,206,612/500) \times 22.5] = 54,298$ Gallon Per Day.

Net Increase: 54,298 GPD - 29,370 GPD = 24,928 GPD

System Category	Gallons Per Day
Current Permitted Capacity ¹	9,940,000
Less Actual Potable Water Flows ¹	3,580,000
Reserved Capacity ²	(
Projected Impacts from Development	24,928
Residual Capacity	6,335,072
Percentage of Permitted Design Capacity Utilized	36.27%
Sources:	·

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

² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.

³ Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.

⁴ Source: Columbia County February 2018 Concurrency Monitoring Report

Sanitary Sewer Impacts

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

The existing density allows for 110 dwelling unit. An average dwelling unit utilizes approximately 100 Gallons Per Capita Per Day. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. $(100 \text{ GPC} \times 2.67 \text{ PPH}) \times 110 = 29,370 \text{ Gallons Per Day}$

The proposed Future Land Use Map Designation is Industrial. An Industrial Park generates approximately 17.5 Gallons Per Day of Sanitary Sewer per employee per day. Per the U.S. Green Building Council, Industrial Parks have an average of one employee per 500 square feet. The proposed amendment could generate a gross floor area of 1,206,612 square feet. $[(1,206,612/500) \times 17.5] = 42,231$ Gallon Per Day.

Net Increase: 42,231 GPD - 29,370 GPD = 12,861 GPD

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

Solid Waste Impacts

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

The existing density allows for 110 dwelling unit. An average dwelling unit utilizes approximately 0.73 tons (1,460 lbs) per year per person. The average household in Columbia County has approximately 2.67 Person Per Household according to the 2010 U.S. Census. [(1,460 Lbs Per Year Per Person x 2.67 PPH) x 110] / 365 = 1,175 pounds of solid waste generated per day.

The applicant proposes an Industrial Future Land Use Map Designation. The proposed use as an Industrial Park generates approximately 5.5 lbs of solid waste per thousand square feet per day. The proposed development could generate a gross floor area of 1,206,612 square feet. (5.5 Lbs Per Thousand Square Feet x 1,206.612 Square Feet) = 6,636.37 pounds of solid waste generated per day.

Net Increase: 6,636.37 lbs per day -1,175 lbs per day =5,461.37 lbs per day

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

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

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

p. 18 Page **12** of **13**

Recreation Facilities

Given the proposed amendment is Industrial in nature, no impacts to recreation are anticipated.

Public School Facilities

Given the proposed amendment is Industrial in nature, no impacts to Public Schools are anticipated.

Page **13** of **13** p. 19



FOR PLANNING USE ONLY
Application # CPA 0228
Application Fee \$ 2,000
Receipt No. 4876
Filing Date <u>03/29/2018</u>
Completeness Date

Comprehensive Plan Amendment Application

A.	PRO	DJECT INFORMATION									
	1.	Project Name: Price Creek, LLC									
	2.	Address of Subject Property: SE CR-245, LAKE CITY FL 32025									
	3.	Parcel ID Number(s): 02-4S-17-07481-003									
	4.	Existing Future Land Use Map Designation: RES VERY LOW									
	5.										
	6.	Zoning Designation: RR									
	7.	Acreage: 110.70									
	8.	Existing Use of Property: PL/									
	9.	Proposed use of Property: IN									
В.	ΔPP	PLICANT INFORMATION									
υ.		Applicant Status	Jumar (titla holdar)	□ Agent							
			-	Title: Richard Cole & Daniel Crapps, Mgrs							
	۷.		Title.								
		Mailing Address: 2806 W US-9	<i>y</i>								
		•		Zip: 32055							
				Email: dcrapps@danielcrapps.com							
		PLEASE NOTE: Florida ha or from government offi	s a very broad public rec cials regarding governm	ords law. Most written communications to tent business is subject to public records as may be subject to public disclosure.							
	3	If the applicant is agent for t		is may be subject to public disclosure.							
	٥.										
		Mailing Address:									
		City:	State:	Zip:							
		Telephone: ()	Fax: ()	Email:							
		PLEASE NOTE: Florida ha or from government offi requests. Your e-mail add	s a very broad public rec cials regarding governm dress and communication	ords law. Most written communications to ent business is subject to public records is may be subject to public disclosure. avit Form authorizing the agent to act on							
		behalf of the property ow	= =	avit rotini audioi izing die agent to att on							

C. ADDITIONAL INFORMATION

1.	Is there any additional contract for the sale of, or options to purchase, the subject property?						
	If yes, list the names of all parties involved: NO						
	If yes, is the contract/option contingent or absolute: □ Contingent □ Absolute						
2.	Has a previous application been made on all or part of the subject property:						
	Future Land Use Map Amendment: Yes No						
	Future Land Use Map Amendment Application No. CPA						
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): ■Yes □No						
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z 0555						
	Variance: ☐ Yes ■No						
	Variance Application No. V						
	Special Exception:						
	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).
- 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.

Columbia County – Building and Zoning Department P.O. Box 1529, Lake City, Fl 32056-1529 ◆ (386) 758-1008

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 BEFORETHE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Daniel Crapps / Richard Cole

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

ADC. 27.00 DR. 9,12660

THIS INSTRUMENT WAS PREPARED BY:

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

RETURN TO:

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

File No. 05-432 & 433

Property Appraiser's
Parcel Identification No.
02-45-

Inst:2005019442 Date:08/11/2005 Time:14:42
Doc Stamp-Deed: 9126.60
DC,P.DeWitt Cason,Columbia County B:1054 P:2254

WARRANTY DEED

THIS INDENTURE, made this 11th day of August 2005, BETWEEN SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002, whose post office address is 4276 NW Wisteria Drive, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and PRICE CREEK, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is Leader and whose Federal Tax I.D. Number is _____*, whose post office address is 2806 US Highway 90 West, Suite 101, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee*.

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

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

N.B.: Neither the Grantor nor any member of her family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.

 $\star \underline{N.B.}$: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER AND THE FEDERAL TAX I.D. NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OR SIMILAR NAME.

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

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

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

Signed, sealed and delivered in our presence:

(First Witness) Terry McDavid

Printed Name

(Second Witness) Myrtle Ann McElroy

Printed Name

S. Tullian (SEAL) Sandra S. Turman, Individually, and as Trustee of the Sandra S.

Turman Living Trust dated

October 2, 2002

Inst: 2005019442 Date: 08/11/2005 Time: 14:42 Doc Stamp-Deed: 9126.60

_DC,P.Dewitt Cason,Columbia County B:1054 P:2255

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th day of August 2005, by SANDRA S. TURMAN, individually, and as Trustee of the SANDRA S. TURMAN LIVING TRUST dated October 2, 2002. She is personally known to me and did not take an oath.

My Commission Expires:

EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, a distance of 71.01 feet to a point on the East Rightof-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S 88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05′56″W, along said South Line a distance of 968.40 feet; thence S 00°13′21″W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Inst:2005019442 Date:08/11/2005 Time:14:42

Doc Stamp-Deed: 9126.60

DC,P.DeWitt Cason,Columbia County B:1054 P:2256

ARTICLES OF ORGANIZATION FOR PRICE CREEK, LLC

ARTICLE I - Name:

The name of the Limited Liability Company is: Price

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

2806 US Highway 90 West, Suite 101 Lake City, FL 32055

ARTICLE III - Duration:

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The company's existence shall be perpetual, unless the company is earlier dissolved as provided in these articles of organization.

ARTICLE IV - Management:

The Limited Liability Company is to be managed by the members and the names and addresses of the managing members are:

Daniel Crapps 2806 US Highway 90 West, Suite 101 Lake City, FL 32055

Richard C. Cole Post Office Box 16 Lake City, FL 32056

LLC

ARTICLE V - Admission of Additional Members:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall the:

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI - Members Rights to Continue Business:

The right, if given of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the

consent of all the remaining members, provided there is at least one remaining member.

Daniel Crapps

Richard C. Cole

(In accordance with \$608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILE LI 2005 JUN 30 PM 2: 32 DIN SUIT CORPORATIONS DIN SILLAHASSEE, FLORIDA

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF \$608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- 1. The name of the Limited Liability Company is: Price Creek, LLC.
- 2. The name and the Florida street address of the registered agent are:

Daniel Crapps 2806 US Highway 90 West, Suite 101 Lake City, FL 32055

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Daniel Crapps

FILLU 1005 JUN 30 PM 2: 32 PALION OF CORPORATION PALION OF CORPORATION Last Update: 3/14/2018 2:31:28 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R07481-003

Tax Type REAL ESTATE **Tax Year**

LAKE CITY FL 32055

Property Address

2017

Mailing Address

PRICE CREEK LLC 2806 US HWY 90 WEST STE 101

GEO Number

024S17-07481-003

Exempt Amount See Below

Taxable Value See Below

Exemption Detail

Millage Code

Escrow Code

NO EXEMPTIONS

002

Legal Description (click for full description)

02-4S-17 5500/5500 110.70 Acres (AKA PRCL #7 UNR SURVEY): COMM AT SW COR OF SEC, RUN S ALONG W LINE SEC 11, 50.60 FT, E 71.01 FT TO E R/W LINE OF CR-245 FOR POB, RUN N ALONG R/W 886.66 FT, E 420.21 FT, N 622.17 FT, E 328.15 FT, S 117.78 FT, E 3047.22 FT, S 2 See Tax Roll For Extra Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	33,392	0	\$33,392	\$267.64
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	33,392	0	\$33,392	\$24.98
LOCAL	4.3200	33,392	0	\$33,392	\$144.25
CAPITAL OUTLAY	1.5000	33,392	0	\$33,392	\$50.09
SUWANNEE RIVER WATER MGT DIST	0.4027	33,392	0	\$33,392	\$13.45
LAKE SHORE HOSPITAL AUTHORITY	0.9620	33,392	0	\$33 , 392	\$32.12

Total Millage

15.9477

Total Taxes

\$532.53

\$0.00

Non-Ad Valorem Assessments

Code Levying Authority Amount FIRE ASSESSMENTS FFIR

Total Assessments

\$0.00

Taxes & Assessments

\$532.53

If Paid By

Amount Due

\$0.00

Date Paid

Transaction

Receipt

Item

Amount Paid

12/29/2017 PAYMENT 1201424.0001 2017 \$516.55

Prior Years Payment History

Prior Year Taxes Due

 Year
 Folio
 Status
 Cert.
 Cert.
 Yr.
 Amount

 2016
 6517
 2034
 2017
 \$687.15

Prior Years Total \$687.15

If Paid By Prior Years Due 3/31/2018 \$687.15

Click Here To Pay Now

RONNIE BRANNON

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Individual Tax Certificate 2016

6517.0000

COLUMBIA COUNTY TAX COLLECTOR ACCOUNT NUMBER ASSESSED VALUE ESCROW CD **EXEMPTIONS** TAXABLE VALUE MILLAGE CODE R07481-003 SEE BELOW SEE BELOW SEE BELOW 002 CERTIFIED FUNDS OR CASH WHEN Prior Year Taxes Due PAYING A DELINQUENT TAX BILL

PRICE CREEK LLC 2806 US HWY 90 WES LAKE CITY FL 32055 **STE 101**

02-4S-17 5500/5500 110.70 Acres (AKA PRCL #7 UNR SURVEY): COMM AT SW COR OF SEC, RUN S ALONG W LINE SEC 11, 50,60 FT, E 71.01 FT TO E R/W LINE OF See Tax Roll For Extra Legal

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CAL	4.5040	32,191		,191 [44.9
APITAL OUTLAY	1.5000	32,191		,191 48.2
JWANNEE RIVER WATER MG	0.4093	32,191	32	,191 13.1
KE SHORE HOSPITAL AUTH	0.9620	32,191		.191 30.9
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TOTAL MILLAGE	16.1383	6.2	AD VALOREM TAXES	519.5

	NON-AD VALOREM ASSESSMENTS	
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	of wear to a respect to the control of the control	P. Control of the con
	NON-AD VALOREM ASSESSMENTS	53.74

COMBINED TAXES AND ASSESSMENTS	573.26	See reverse side for importa	int information
Face Amt 2017 If Pa 648.48 Certificate Plea Bid % 0.25 2034.000		Apr 30 2018 687.15	May 31 2018 687.15

RONNIE BRANNON

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

COLUMBIA COUNTY TAX COLLECTOR	Individual Tax (.0000		
ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R07481-003	·	SEE ABOVE	SEE ABOVE	SEE ABOVE	002
Prior Year Taxes Due	CERTIFIED FUNDS OR CASH WHEN				

PAYING A DELINQUENT TAX BILL

PRICE CREEK LLC RETURN WITH 2806 US HWY 90 WEST SEE 101 LAKE CITY FL 32055 PAYMENT

02-4S-17 5500/5500 110.70 Acres (AKA PRCL #7 UNR SURVEY): COMM AT SW COR OF SEC, RUN S ALONG W LINE SEC 11, 50.60 FT, E 71.01 FT TO E R/W LINE OF See Tax Roll For Extra Legal

PLEASE PAY IN U.S. FUNDS (NO POST DATE & CHECKS) TO RONNIE BRANNON TAX COLLECTOR - 135 NE HERNANDO AVE - SUITE 125, LAKE CITY, FL. 32055-4006 Apr 30 2018 687.15 Face Amt 2017 If Paid By Mar 31 2018 May 31 2018 648.48 Certificate 687.15 687.15 Please Pay

Bid % 0.25 2034.000

RONNIE BRANNON

COLUMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Individual Tax Certificate 2016

6519.0000

ACCOUNT NUMBER ESCROW CD ASSESSED VALUE **EXEMPTIONS** TAXABLE VALUE MILLAGE CODE R07481-006 SEE BELOW SEE BELOW SEE BELOW 002

Prior Year Taxes Due

CERTIFIED FUNDS OR CASH WHEN PAYING A DELINQUENT TAX BILL

PRICE CREEK LLC 2806 US HWY 90 WES LAKE CITY FL 32055 **STE 101**

TO E R/W CR-2 ALONG E R/W. See Tax Roll For Extra Legal

Const.		AD VALOREM TAXES		Company of the Company
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE EXEMPTION AMOU	NT TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISS COLUMBIA COUNTY SCHOOL	8.0150	16,520	16,520	132.41
DISCRETIONARY	0.7480	16,520	16,520	12.36
LOCAL CARITAL OUTLAY	4.5040 1.5000	16,520 16,520 16,52	16,520	74.41
CAPITAL OUTLAY SUWANNEE RIVER WATER MG	0.4093	16.5	16,520 16,520	24.78 6.76
LAKE SHORE HOSPITAL AUTH	0.9620	16,520	16,520	15.89
		A MAP O		
			er foreign og skalende skalende i skalende i De skalende i skalende	
		Tax Collector On		
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	andra Magazina da espera	Showing.		
	The graph of the	Cop on		talije (a. 1864.)
Exemptions Applied:		· · · · · · · · · · · · · · · · · · ·		
TOTAL MILLAGE	16.1383	AD	VALOREM TAXES	266.61

NON-AD VALOREM ASSESSMENTS LEVYING AUTHORITY **AMOUNT** FIRE ASSESSMENTS 183.32 FFIR **GGAR** SOLID WASTE - ANNUAL 193.00 NON-AD VALOREM ASSESSMENTS 376.32

COMBINED TAXES A	ND ASSESS M	IENTS	642.93	See reverse side	for important information
Face Amt 723.83	2017 Certificate	If Paid E Please P		8 Apr 30 20 824.63	18 May 31 2018 833.23
Bid % 14.25	2035.000				

RONNIE BRANNON

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

COLUMBIA COUNTY TAX COLLECTOR	l Individual Tax (Certificate 2016 6519	.00000000.		
ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R07481-006		SEE ABOVE	SEE ABOVE	SEE ABOVE	002
Prior Year Taxes Due		CERTII	FIED FUNDS OR C	ASH WHEN	

PLEASE PAY IN U.S. FUNDS (NO POST DATE

PAYING A DELINQUENT TAX BILL

RETURN WITH

PRICE CREEK LLC 2806 US HWY 90 WEST LAKE CITY FL 32055

02-4S-17 0100/0100 .54 Acres COMM NW COR SEC 2, RUN S 1701.74 FT, N 84 DG E 32.74 FT TO E R/W CR-245, RUN N 5 DG W ALONG E R/W, 579.97 FT TO PT See Tax Roll For Extra Legal

D CHECKS) TO RONNIE BRANNON TAX COLLECTOR - 135 NE HERNANDO AVE - SUITE 125, LAKE CITY, FL 32055-4006

Mar 31 2018 Apr 30 2018 May 31 2018 Face Amt 2017 If Paid By 824.63 Certificate 816.03 833.23 723.83 Please Pay Bid % 14.25 2035.000

Please retain this Portion for your ecords

RONNIE BRANNON

COLUMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Individual Tax Certificate 2016

6520.0000

ACCOUNT NUMBER ESCROW CD ASSESSED VALUE **EXEMPTIONS TAXABLE VALUE** MILLAGE CODE R07481-007 SEE BELOW SEE BELOW **SEE BELOW** 002

Prior Year Taxes Due

CERTIFIED FUNDS OR CASH WHEN PAYING A DELINQUENT TAX BILL

PRICE CREEK LLC 2806 US HWY 90 WEST STE 101 LAKE CITY FL 32055

02-4S-17 5500/5500 20.32 Acres (AKA PARCEL #5 PER SURVEY): COMM AT NW COR SEC, RUN S 1701.74 FT, E 32.74 FT TO E See Tax Roll For Extra Legal

	A 12 July 1 Stranger and Control			
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE EXEMPTION AM	IOUNT TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMIS COLUMBIA COUNTY SCHOOL	8.0150	5,512	5,513	44.19
DISCRETIONARY LOCAL CAPITAL OUTLAY SUWANNEE RIVER WATER MO	0.7480 4.5040 1.5000 0.4093	5,513 5,513 75,513 75,513 76,513	5,513 5,513 5,513 5,513	4.12 24.83 8.27 2.26
LAKE SHORE HOSPITAL AUTH	0.9620	77/1/6 5.5930	5,513	5.30
	anderskip i der Reforenskip et	Ponnie Brannon		en er en
		Collector		
	la de la lace de la la Lace de la lace de la lace de lace de la lace	est de la filosofia de la filo		
Exemptions Applied: TOTAL MILLAGE	16.1383		AD VALOREM TAXES	88.97

	LEVYING AUTHORITY	NON-ADVALOREMASSESSMENTS RATE	AMOUNT	
	FFIR FIRE ASSESSMENT		53.74 Ple ret: this	ain s rtior you
3		NON-AD VALOREM ASSESSMENTS	53.74	

. (COMBINED TAXES A	ND ASSESSI	MENTS	142.71	Se	e reverse side for impo	rtant information
	Face Amt 182.84 Bid % 5.25	2017 Certificate 2036.000		If Paid By Please Pay	Mar 31 2018 198.23	Apr 30 2018 198.23	May 31 2018 198.69

RONNIE BRANNON

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

COLUMBIA COUNTY TAX COLLECTOR	Individual Tax (Certificate 2016 6520	.0000		
ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R07481-007		SEE ABOVE	SEE ABOVE	SEE ABOVE	002
Prior Year Taxes Due		CERTII	FIED FUNDS OR C	ASH WHEN	

PAYING A DELINQUENT TAX BILL

RETURN WITH PAYMENT PRICE CREEK LLC 2806 US HWY 90 WEST STE 101 LAKE CITY FL 32055

02-4S-17 5500/5500 20.32 Acres (AKA PARCEL #5 PER SURVEY): COMM AT NW COR SEC, RUN S 1701.74 FT, E 32.74 FT TO E R/W LINE CR-245 FOR POB, RUN See Tax Roll For Extra Legal

PLEASE PAY IN U.S. FUNDS (NO POST DATE CHECKS) TO RONNIE BRANNON TAX COLLECTOR - 135 NE HERNANDO AVE - SUITE 125, LAKE CITY, FL. 32055-4006

Mar 31 2018 Apr 30 2018 Face Amt 2017 If Paid By May 31 2018 182.84 Certificate 198.23 198.69 Please Pay 198.23 2036.000 Bid % 5.25

000000000 0000018284 0000000015200000 0001 0

RONNIE BRANNON TAX COLLECTOR

Date: 03/20/2018 Time: 10:47:16

Location: 027 Clerk: SDW

Transaction 2704084

2016 REAL ESTATE Account R07481-003 Receipt 2704084.0001

1 687.15

2016 REAL ESTATE Account R07481-006 Receipt 2704084.0002

816.03

2016 REAL ESTATE Account R07481-007 Receipt 2704084.0003

198.23

TOTAL PAID

1,701.41

TOTAL TENDERED CHECK 10110

1,701.41

1,701.41

Paid By: PRICE CREEK LLC

EXHIBIT "A"

PARCEL NO. 7:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S 00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N B9°53'18"E, a distance of 71.01 feet to a point on the East Right- of-Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance 622.17 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S B8°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence s 03°48'37"W, a distance of 955.64 feet; thence N $89^{\circ}05'56''E$, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence s 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'1B"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

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Comprehensive Plan Consistency Analysis

The following analysis identifies how this application is consistent with the County's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.

Property Location

The property is +110 acres and is located on SE County Road 245 in Columbia County (Tax Parcel 02-4S-17-07481-003), Price Creek LLC.

Future Land Use Element

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

OBJECTIVES AND POLICIES FOR URBAN DEVELOPMENT AREAS

Urban development areas are those areas designated by the North Central Florida Strategic Regional Policy Plan and shown on the county's future land use plan map.

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

Consistency: The proposed development on the subject site is consistent with the types of uses allowed by the Industrial FLU category. The property is located on County Road 245 in an urban development area and is adjacent to the existing Industrial Park on State Road 100.

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

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private potable water well, individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase.

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

Consistency: The subject property is currently located within the Residential Very Low Density FLU designation. The Industrial and Agriculture 3 designation is adjacent to the subject property. CR 245 is considered a Major Collector Road with level of service D. CR 245A is a Minor Collector Road with level of service D.

Lake City: P.O. Box 3823, Lake City, FL 32056 • Tallahassee: P.O. Box 180998, Tallahassee, FL 32318

Phone: 386.752.4675 • Toll Free: 877.335.1525 • Fax: 386.752.4674 • Online: NFPS.net

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

Consistency: The subject property is located on CR 245. This section of CR 245 is now a County Road with industrial, residential and agriculture FLU designations. The subject property will be developed before 2023.

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

Consistency: The subject property is located along CR 245 in a section that has industrial, residential and agriculture FLU designations. The industrial designation is consistent with the surrounding area and will have no adverse impacts on the existing land uses

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

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

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

Consistency: The proposed industrial development will meet the County LDR's for Industrial land use with 0.25 floor area ratio.

OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

Objective I.3 - The County shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Consistency: The proposed industrial use is consistent with the types of uses allowed by the Industrial FLU category. The property is located on CR 245 in an urban development area and is adjacent to the existing Industrial Park with Industrial FLU designation on SR 100.

Policy I.3.1 - The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

Consistency: The subject property is located on CR 245 south of an existing industrial FLU designation on CR 245 and adjacent to an existing Industrial Park on SR 100 with an industrial FLU designation.

Policy I.3.5 - The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

Transportation Element

GOAL II – PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

Objective II.1 - The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.

Policy II.1.1 – Establish the service standards as noted below at peak hour for the following roadway segments within the County as defined within the FDOT Quality/LOS Handbook, 2013.

Consistency: The property is located on County Road 245 with a Level of Service D per the 2013 FDOT Quality/Level of Service Handbook and currently meets and/or exceeds the current standard for traffic circulation.

Policy II.1.2 – The County shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including driveway connection details and requirements.

Policy II.1.3 – The County shall require the provision of save and convenient on-site traffic, which includes the provision for vehicle parking.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County including required vehicle parking requirements.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Objective IV.2 - The County shall coordinate the continued extension of, or increase in the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements concurrent with projected demand.

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Individual septic tanks and/or a package treatment plant will be placed on site and sized accordingly during the design phase per Chap. 64E-6, F.A.C.

Objective IV.3 - The County shall coordinate the continued extension of, or increase in the capacity of solid waste facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Consistency: The solid waste facilities for the proposed industrial development will be located at the County landfill. The proposed industrial development should not have a negative impact as the County facility currently meets and/or exceeds the level of service required by the Comprehensive Plan.

Objective IV.4 - The County shall continue to coordinate the extension of, or increase in the capacity of, drainage facilities by scheduling the completion of public facility improvements and requiring they are concurrent with projected demand.

Consistency: The future industrial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction during the design phase.

Objective IV.5 - The County shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the completion of public facility improvements and requiring they are concurrent with projected demand.

Consistency: The proposed industrial development is located between CR 245 and CR 245A. Public utilities are not available. Private individual water wells will be placed on site and sized accordingly during the design phase

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
130	Indsutrial Park	3.34	0.46	2411.05	8052.91	1109.08

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

Potable Water Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Potable Water Usage (GPD)
130	Industrial Park	2411.05	22.50	54248.54

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee GPD = Gallons per Day

Sanitary Sewer Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Sanitary Sewer Effluent (GPD)
130	Industrial Park	2411.05	17.50	42193.31

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee GPD = Gallons per Day

CONCURRENCY WORKSHEET

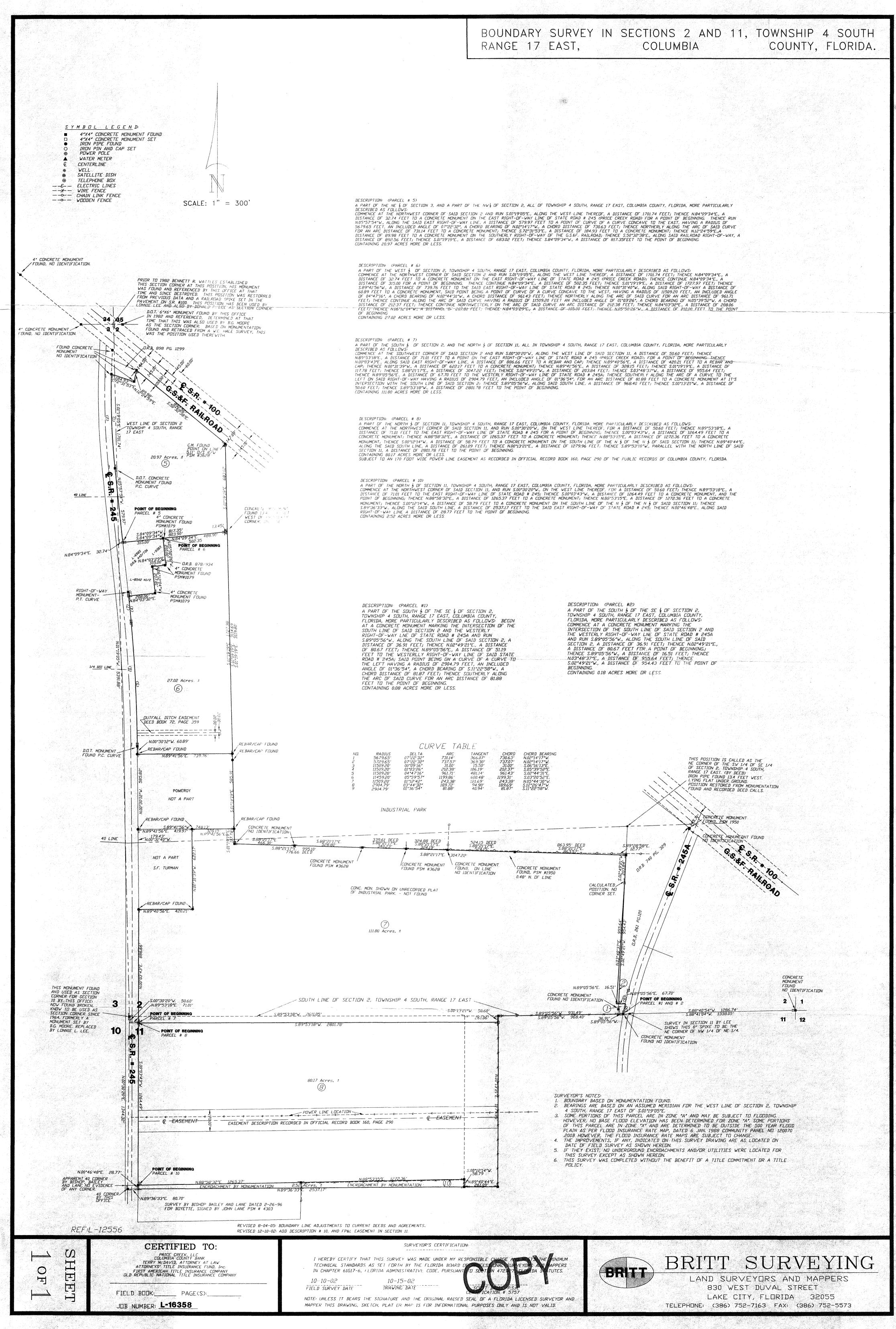
Price Creek, LLC

March 1, 2018

Solid Waste Analysis

]	TE Code	Use	Floor Area Ratio (SF) per 1,000 SF of gross floor area	Statistical data from N FL Regional Planning Council (pounds)	Total Sanitary Sewer Effluent (GPD)
	130	Industrial Park	1205.52	5.50	6630.38

110.7 acres = 4,822,092 SF --> 0.25 permitted floor area ratio = 1,205,523 SF



A COUNTY (%)

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

April 2, 2018

VIA ELECTRONIC MAIL

Price Creek, LLC Attn: Richard Cole & Daniel Crapps 2806 West U.S. Highway 90, Ste 101 Lake City, Fl 32055

Re: CPA 0228 "Price Creek, LLC" Completeness Review

Dear Mr. Cole & Mr. Crapps,

On March 29, 2018, the Columbia County Building and Zoning Department received your application for an amendment to the Future Land Use Map "FLUM" of the Comprehensive Plan for Tax Parcel Number 02-4s-17-07481-003.

Upon receipt of an application, a review for completeness is conducted. The Building and Zoning Department has conducted a review of the aforementioned application for completeness. The comments below are based solely on a preliminary review of the aforementioned application for completeness. A detailed review will be preformed once all requirements of completeness have been met.

Please address the following:

- 1) The applicant has provided proof of ownership; however, the property owner is Price Creek, LLC. The application was signed by Richard Cole and Daniel Crapps. A copy of the article of incorporation listing eligible members who can sign on behalf of Price Creek, LLC must be provided.
- 2) The applicant has provided the legal description with tax parcel number; however, the legal description with tax parcel number was not provided in Microsoft Word Format. The applicant must provide the legal description with tax parcel number in Microsoft Word format.

All deficiencies must be addressed and ten (10) revised copies of the application (plus one on CD in PDF format and a copy of the corrected legal in Microsoft Word format) must be submitted prior to **Wednesday, April 4, 2018** @ **3:00pm** to stay on schedule for the April 26, 2018 Planning & Zoning Board meeting.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M. AND THIRD THURSDAY AT 5:30 P.M. Please provide the required submittals. The application cannot be processed until all submittal requirements have been met. Any further delays in providing the required submittals may delay the application to a later Planning & Zoning Board hearing. Further, please ensure that all submittal meet the required submittal guidelines. **Future submittals that do not meet the required submittal guideline will not be accepted**. If you have any questions, please do not hesitate to contact me.

Sincerely,

M. M.

Brandon M. Stubbs

County Planner/LDR Admin.

Building & Zoning Ph: (386) 754-7119

bstubbs@columbiacountyfla.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 Aprico & Public Hearing
V V
in the
in the
1
Ψ
Affiant further says that The Lake City Reporter is a newspaper published at Lake
City in said Columbia County, Florida, and that the said newspaper has heretofore been
continuously published in said Columbia County, Florida, and has been entered as second
class mail matter at the post office in Lake City, in said Columbia County, Florida, for a
period of one year next preceding the first publication of the attached copy of advertise-
ment; and affiant further says that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.
/ / / CC/ 80
Sworn to and subscribed before me this
A.D., 20 & CLAST PURE KATHLEEN A RIOTTO
A.D., 20 ANY COMMISSION # FF 132408
EXPIRES: August 20, 2018
Booted Thru Sacral Walary Scribest Notary Public

unat 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.

419796 April 13, 2018

Legal Copy As Published

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 GIV
EN that, pursuant to Sections

183.3161 through 183.3248,

Forida Statutes, as amended, and the Columbia County Land

Development Regulations, as affended, hereinafter referred to as the Land Development

Regulations, expections, 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, serving also as the Local Planning Agency of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at a public hearings on April 26, 2018 at 6:05 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 0228, an application by Richard Cole and Daniel Crapps, agents for Price Creek, LLC, owner, to amend the Future land use leastification. Comprehensive Plan by amending the future land use classification from RESIDEN-TIAL VERY LOW DENSITY to INDUSTRIAL to the property described, as follows: A part of the South 1/2 of Section 2 and the North 1/2 of Section 1, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of sald Section 2 and run S 00°30′20′W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53′18″E, a distance of 71.01 feet to a point on the East Right-tof Way Line of State Road #245 (Price Creek Road) for a POINT OF BEGINNING; thence N 0° 3/43″E, along said East Right-of-Way Line, a distance of 88.66 feet to a rebar and cap; thence N 89°41′56″E, a distance of 420.21 feet to a rebar and cap; thence N 0° 31′38″W, a distance of 622.17 feet to a concrete monument; thence N 89°41′56″E, a distance of 328.15 feet; thence S 88°21′1′7″E, a distance of 328.15 feet; thence S 0°449′21″W, a distance of 10°35′56″E, a distance of 10°36′54″F, and 11°778 feet; thence N 89°05′56″E, a distance of 10°36′54″F, and 11°778 feet; thence S 0°449′21″W, a distance of 10°36′54″F, and 11°778 feet to the Westerly Ripht-of-Way Line of State Road #2454, thence Southerly along the arc of a curve to the left on said Right-of-Way Line of State Road #2454, thence Southerly along the arc of a curve to the left on said Right-of-Way Line of State Road #2454, thence Southerly along the arc of a curve to the left on said Right-of-Way Line of State Road #2454, thence Southerly along the arc of a curve to the left on said Right-of-Way Line of State Road #2454, thence Southerly along the arc of a curve to the left on said Section 2°; thence S 89°05′56″W, along said South Line a distance of 50.60 feet; thence S 89°05′56″W, along said South Line a distance of 50.60 feet; thence S 89°05′56″W, along said South Line a distance of 50.60 feet; thence S 89°05′56″W, along said South Lin NING. COLUMBIA COUNTY, FLORIDA. Containing 111.80 acres, more or less Tax Parcel Number 02-4s-17-07481-03 The public hearing may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any confluation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said conflutation exceeds six calendar weeks from the date of the above referenced public hearing. weeks from the dats 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



LAKE CITY REPORTER

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755-5440

General Information

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

GARAGESALE \$17.50 4 LINES • 3 DAYS Includes 2 Signs Each additional line 51.65

Placing An Ad

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

Ad to Appear:	Call by:	Email by:		
Tuesday	Mon., 10 a.m.	Mon., 9 a.m.		
Wednesday	Tues., 10 a.m.	Tues., 9 a.m.		
Thursday	Wed., 10 a.m.	Wed., 9 a.m.		
Friday	Thurs., 10 a.m.	Thurs., 9 a.m.		
Sunday	Fri., 2 p.m.			
These deadlines are subject to change without notice.				

Cancellations, Changes, and Billing Questions

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

LEGALS

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIR-CUIT IN AND FOR COLUMBIA COUNTY, FLORIDA JUVENILE DIVISION CASE NO.: 2017-01-DP IN THE INTEREST OF: L M. J. (F) DOB: 09/03/2002 MINOR CHILD SUMMOR AND NOTICE OF SUMMOR HEARING FOR TEMBINATION OF PABENTAL

2018 AT 19.00.... mination of Parental Rights Au-visory Hearing. YOU MUST APPEAR ON THE DATE AND AT THE TIME

LEGALS

Jacksonville, Florida 32205, within 30 days after the first publication of this notice, and the publication of this notice, and court either before service on Former Husbands attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in this action. WITNESS my hand and seal of the work of the publication of the publication

Jepuny Jenk
419945
April 13, 20, 27, 2018
May 7, 2018
IN THE CIRCUIT COURT.
THIRD JUDICIAL CIRCUIT, IN
AND FOR COLUMBIA COUNTHORATE DIVISION
CASE NO, 18-83-CP
IN RE: ESTATE OF
THOMAS JONATHAN HOLLAND,
deceased,
NOTICE TO CREDITORS
The administration of the estate

LEGALS

And place of any continuation of the purpose of the country legal published unless and place of any continuation of the purpose of the country legal published unless and country. Place of the country legal published unless and country. Place of the country legal published unless and country. Place of all Section 2 and the North 1/2 of Section 1, all in Township 4 of 100 and the North 1/2 of Section 1, all in Township 4 of 100 and the North 1/2 of Section 1, all in Township 4 of 100 and the North 1/2 of Section 1, all in Township 4 of 100 and the North 1/2 of Section 1 and the No

LEGALS

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LEGALS

p. 48

PUBLIC NOTICE: NOTICE OF PUBLIC HEARING POSTULE OF PUBLIC HEARING POSTULE OF PUBLIC HEARING POSTULE OF PUBLIC HEARING POSTULE OF PUBLIC HEARING & 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 **April 26, 2018 at 6:05 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 0228, an application by Richard Cole and Daniel Crapps, agents for Price Creek, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from RESIDENTIAL VERY LOW DENSITY to INDUSTRIAL for the property described, as follows:

A part of the South 1/2 of Section 2 and the North 1/2 of Section 11, all in Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southwest Corner of said Section 2 and run S00°30'20"W, along the West Line of said Section 11, a distance of 50.60 feet; thence N 89°53'18"E, adistance of 71.01 feet to apoint on the East Right-of- Way Line of State Road #245 (PriceCreek Road) for a POINT OF BEGINNING; thence N 00°03'43"E, along said East Right-of-Way Line, a distance of 886.66 feet to a rebar and cap; thence N 89°40'56"E, a distance of 420.21 feet to a rebar and cap; thence N 00°31'39"W, a distance of 62217 feet to a concrete monument; thence N 89°41'56"E, a distance of 328.15 feet; thence S 01°19'19"E, a distance of 117.78 feet; thence S88°21'17"E, a distance of 3047.22 feet; thence S 02°49'21"W, a distance of 203.84 feet; thence S 03°48'37"W, a distance of 955.64 feet; thence N 89°05'56"E, a distance of 67.70 feet to the Westerly Right-of-Way Line of State Road #245A; thence Southerly along the arc of a curve to the left on said Right-of-Way having a radius of 2904.79 feet, an included angle of 01°36'54" for an arc distance of 81.88 feet to a concrete monument at its intersection with the South Line of said Section 2; thence S 89°05'56"W, along said South Line a distance of 968.40 feet; thence S 00°13'21"W, a distance of 50.60 feet; thence S 89°53'18"W, a distance of 2801.78 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Containing 111.80 acres, more or less

Tax Parcel Number 02-4s-17-07481-003

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



MINUTES PLANNING & ZONING BOARD APRIL 26, 2018

School Board Auditorium, Lake City, Florida at 6:05 pm

A. ROLL CALL

MEMBERS PRESENT: Robert Jordan (Chair), Teena Ruffo, Earl Peeler, Jock Phelps & Roger Busscher STAFF: Brandon Stubbs, County Planner, Laura Croft, Planning Tech., & Joel Foreman, County Attorney

B. PLEDGE OF ALLEGIANCE & INVOCATION

Robert Jordan called the meeting to order.

C. PUBLIC COMMENT SECTION (Items Not on Agenda – Per FL Statute) None

D. OPEN CONSIDERATION OF AGENDA ITEMS

CPA 0228 - Richard Cole and Daniel Crapps of Price Creek LLC - Large Scale Amendment to the Future Land Use Map
Richard Cole - presented item

PUBLIC COMMENT Spoke in Favor – Daniel Crapps

Spoke Against - Bill Nettles

Bill Lipthrot
John Eagle
Greg Boyette
Charlene Downing
Julie Davis
Keith Hudson

Donna Monroe Timothy Charon

TJ Hoppes

Laurie Douglas Akins

Denise Bose Katherine Abel

General concerns were: Traffic, Safety, Compatibility, Noise, Air Pollution, Property Values, and Flooding and other Environmental Issues

BOARD DISCUSSION General Board Discussion

Jock Phelps asked general questions of the applicant

Robert Jordan asked general questions of Bill Nelson

MOTION

Earl Peeler - Motion to approve CPA 0228.

SECOND

None, motion died for lack of second

CHAIRMAN REVISITED PETITION ASKING FOR A MOTION

Teena Ruffo - Motion to deny CPA 0228

SECOND

Jock Phelps, a voice vote was called as follows:

Roger Buscher - for the motion
Jock Phelps - for the motion
Earl Peeler - against the motion
Robert Jordan - against the motion
Teena Ruffo - for the motion

Planning and Zoning Board voted 3-2 to recommend denial of Petition #CPA0228

E. OLD BUSINESS

None

F. NEW BUSINESS

None

G. STAFF UPDATE

None

H. MINUTES

Robert Jordan - Requested a motion

MOTION

Earl Peeler - Motion to approve the March 22, 2018 Minutes.

SECOND

Teena Ruffo

MOTION PASSSED UNANIMOUSLY

I. Staff Matters

None

J. BOARD DISCUSSION

None

ADJOURNED THE PLANNING AND ZONING BOARD

THE APRIL 26, 2018 PLANNING AND ZONING BOARD MINUTES ARE HEREBY ADOPTED ON THIS 24TH DAY OF MAY 2018.

DI ANNING AND ZONING ROARD OF

Attest:		COLUMBIA COUNTY, FLORIDA
Brandon M. Stubbs, Secreta	ry to the	Robert F. Jordan, Chairman
Board of Adjustment		

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

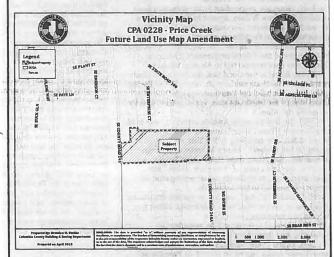
TE OF FLORIDA, NTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson on oath says that he is Publisher of the Lake City Reporter, a newspaper published at City, Columbia County, Florida; that the attached copy of advertisement, being a . id newspaper in the issues of Affiant further says that The Lake City Reporter is a newspaper published at Lake in said Columbia County, Florida, and that the said newspaper has heretofore been inuously published in said Columbia County, Florida, and has been entered as second ; mail matter at the post office in Lake City, in said Columbia County, Florida, for a od of one year next preceding the first publication of the attached copy of advertiset; and affiant further says that he has neither paid nor promised any person, firm or oration any discount, rebate, commission or refund for the purpose eccuring this ertisement for publication in the said newspaper. day of orn to and subscribed before me this KATHLEEN A. RIOTTO EXPIRES: August 20, 2018
Resided Thru Budget Notary Services Notary Public

Legal Copy As Published

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

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on May 17, 2018, 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. 2018-08

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 0228, 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 RESIDENTIAL VERY LOW DENSITY TO INDUSTRIAL 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

2nd home destroyed in a week in neighborhood

State fire marshal will investigate fires, say officials.

By COREY ARWOOD

For the second time in a week fire destroyed a mobile home in Camelot Loop off U.S. Highway 441 afternoon. outside Lake City, a fire official said. No people were hurt, but a dog perished.

Fire Inspector/Division

"It was about three-quarters involved," said Cody "We haven't even started Cannon, one of the Station any type of investigation.

48 firefighters first to the This was the second fire

He was covered in weat, red-faced and sweat, red-faced and breathing heavy, sitting on a tarp under shade trees Cannon said. a few feet away from the trailer on the 90 degree Younisney Di

He said he helped extinguish the flames that had that roughly 10 feet away, within a matter of minute. Vounisney raises cargutted the older-model right properties of the trailer burned less guish to the trailer burned less guish the flames that had the trailer burned less gui

within a week in this neighborhood so probably we'll turn this one over to the state fire marshal's office,"

go and lost his dog in the fire.

He drove up to the

scene after the house was destroyed, and said he had been at the doctor's office.

cannon said.

Neighbors Kristin and Vounisney Diaz said they time, said he had no idea were at home watching TV while the trailer humad to the what could've started the water to the what what could've started the water to the

"I don't know. I was gone. I wasn't here. Usually I be in the house," he said. "I lost everything, my dog's in there. I don't see my dog. I don't know where my dog's

A few yards away sat the burnt hull of the week's previous trailer fire.

Despite the proximity, the man said he'd had no issues in his residence.

The owner of the trailer was at the scene He said he wasn't there

when the fire started and was waiting on the fire mar-

declined to give his name, shal's investigation results.

Little to no debris was spread across the surrounding area from the fire. However, across

highway from the trailer park there were three or more pages of the Bible, each charred along the along the top right hand

up.
On its opposite side were passages rife with mention of fire and destruction and condem-nation, with the phrase "turned up as it were fire"

outer edges. corner.

On the south side of 441 On the north side sat Job rested a page, apparently 38 and a charred section of ripped from the book of Job 2 Chronicles.



Free self-guided tours

the last Friday of each month, from 7 p.m. to 10 p.m. — visual art, live performance, and special events. Get started at ArtwalkGainesville.com.





A second Camelot Loop residence was destroyed by a fire in a week, a local fire official said, prompting an investigation by the state fire marshal's office.

Chief Josh Wehinger spoke manufactured home.

around 2:30 p.m. Thursday. Columbia County Fire Rescue firefighters could see the black smoke as they pulled out onto the highway to travel less than a mile to the scene, he said.

wait until the fire was entire-

ered cages could be seen "Either that or they waitin front of the residence
firefighters doused the trailer's charred remains our station is right down the

road," Cannon said. Younisney said the At the time firefighters were working to extinguish were working to extinguish a few of them. He released remnant pockets of fire in the others. They flew circumstrated after he set them free.

An investigation would them free.

The renter of the house

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

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Semi, Trucks, Trailers, RVs, Cars & Farm Equipment

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PUBLIC NOTICE: Posted SIGNIS AS NOTICE OF ENACTMENT OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

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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: May 11, 201	18	Meeting Date:	May 17, 2018	
Name: Ben Scott		Department:	BCC Administration	
Division Manager's Signatu	ire: Ben 80	atf		
1. Nature and purpose of aç	genda item:			
FY 2017 Annual Financial	Report			
Attach any correspondence ir memorandums, etc.	nformation, documents	and forms for ac	ction i.e., contract agreements, quotes,	
2. Fiscal impact on current	budget.			
Is this a budgeted item?	X N/A			
	Yes Account N	lo.		
	No Please list request	the proposed bu	udget amendment to fund this	
Budget Amendment Number:		Fund	l:	
FROM:		TO:		AMOUNT:
		of County Mang	-	
	Consent I	tem X D	iscussion Item	

ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2017

ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2017

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For the Fiscal Year Ended September 30, 2017

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INTRODUCTORY SECTION

LIST OF PRINCIPAL OFFICIALS

September 30, 2017

Title	Name	
Board of County Commissioners		
District I	Ronald Williams	
District II	Rusty DePratter	
District III	Bucky Nash	
District IV	Everett Phillips	
District V	Timothy Murphy	
County Attorney	Joel Foreman	
Clerk of Circuit Court	P. DeWitt Cason	
Property Appraiser	Jeff Hampton	
Sheriff	Mark Hunter	
Supervisor of Elections	Elizabeth P. Horne	
Tax Collector	Ronnie Brannon	

FINANCIAL SECTION

BASIC FINANCIAL STATEMENTS



Richard C. Powell, Jr., CPA Marian Jones Powell, CPA 1359 S.W. Main Blvd. Lake City, Florida 32025 386 / 755-4200 Fax: 386 / 719-5504

admin@powellandionescpa.com

INDEPENDENT AUDITORS' REPORT ON THE FINANCIAL STATEMENTS

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Columbia County, Florida, as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements which collectively comprise Columbia County, Florida's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

Florida Institute of Certified Public Accountants • American Institute of Certified Public Accountants

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Columbia County, Florida as of September 30, 2017, and the respective changes in financial position and cash flows, where applicable, for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 11 through 19, budgetary comparison information on pages 70 through 77 and pension schedules on pages 78 through 79, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 14, 2018 on our consideration of Columbia County, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards, in considering the Columbia County, Florida's internal control over financial reporting and compliance.

POWELL & JONES

Certified Public Accountants

Powel & Jones

February 14, 2018

COLUMBIA COUNTY, FLORIDA Management's Discussion and Analysis For the Fiscal Year Ended September 30, 2017

The County's management discussion and analysis presents an overview of the County's financial activities for the fiscal year ended September 30, 2017. The analysis provides summary financial information for the County and should be read in conjunction with the County's financial statements.

The County has implemented Governmental Accounting Standards Board (GASB) Statement 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments. This statement requires governmental entities to report finances in accordance with specific guidelines. Among those guidelines are the components of this section dealing with management's discussion and analysis.

Its intent is to provide a brief, objective, and easily readable analysis of the County's financial performance for the year and its financial position at fiscal year end September 30, 2017.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the County's basic financial statements. The County's basic financial statements consist of: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The **Government-wide financial statements** present an overall picture of the County's financial position and results of operations. The **Fund financial statements** present financial information for the County's major funds. The **Notes to the financial statements** provide additional information concerning the County's finances that are not disclosed in the government-wide or fund financial statements.

Government-wide financial statements

The government-wide financial statements consist of the **statement of net position** and the **statement of activities**, and are designed to provide readers with a broad overview of the County's finances, in a manner similar to a private-sector business. Emphasis is placed on the net position of governmental activities and business-type activities and the change in net position. Governmental activities are primarily supported by property and non ad valorem taxes, sales and use taxes, federal and state grants, and state shared revenues. Business-type activities are supported by charges to the users of those activities.

The statement of net position presents information on all assets and liabilities of the County, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the County is improving or deteriorating. Net position is reported in three categories: 1) invested in capital assets, net of related debt, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental Activities separate from those of business-type activities.

The **statement of activities** presents information on all revenues and expenses of the County and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the

County. To assist in understanding the County's operations, expenses have been reported as governmental activities or business-type activities. Governmental activities financed by the County include public safety, physical environment, transportation, economic environment, human services, culture and recreation, and general government services. Business-type activities financed by user charges include the landfill and sewer operations.

Fund financial statements

A fund is a separate accounting entity with a self-balancing set of accounts, and is used to maintain control over resources that have been segregated for specific activities or objectives in accordance with special regulations, restrictions, or limitations. All of the funds of the County can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Proprietary fund financial statements provide information on all assets and liabilities of the fund, changes in the economic resources (revenues and expenses), and total economic resources.

Fund financial statements include a balance sheet and a statement of revenues, expenditures, and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances - budget and actual, is provided for the County's general fund and major special revenue, capital projects, and debt service funds as required supplementary information. For the proprietary funds, which includes business-type activities, a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows are presented. A combining statement of fiduciary net position is presented for the County's agency funds.

Fund financial statements provide more detailed information about the County's activities. Individual funds are established by the County to track revenues that are restricted to certain uses, comply with legal requirements, or account for the use of state and federal grants.

The government-wide financial statements and the fund financial statements provide different pictures of the County. The government-wide financial statements provide an overall picture of the County's financial standing, split between governmental activities and business-type activities. These statements are comparable to private-sector companies and give a good understanding of the County's overall financial health and how the County paid for the various activities, or functions, provided by the County. All assets of the County, including buildings, land, roads, and bridges are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds, landfill closure liabilities, and future employee benefits obligated but not paid by the County, are included. The **statement of activities** includes depreciation on all long lived assets of the County, but transactions between the different functions of the County have been eliminated in order to avoid "doubling up" the revenues and expenses.

The fund financial statements provide a picture of the major funds of the County and a column for all non-major funds. In the case of governmental activities, outlays for long lived assets are reported as expenditures, and long-term liabilities are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, a reconciliation is provided from the fund financial statements to the government wide financial statements.

Notes to the financial statements

The **Notes to the financial statements** provide additional detail concerning the financial activities and financial balances of the County. Additional information about the accounting practices of the County, investments of the County, long-term debt, and pension plan are some of the items included in the notes to the financial statements.

FINANCIAL HIGHLIGHTS

Total assets of the County exceeded total liabilities by \$146,401,914 (net position). Unrestricted net position for governmental activities was \$3,203,711 and for business-type activities was \$4,756,364. Governmental Activities restricted net position is \$19,920,973 and was \$-0- for Business-type Activities.

Total net position decreased by \$(1,793,495). Of that amount, \$(3,194,830) is attributable to Governmental Activities; which is primarily the result of the County's recognition and recording of its proportionate share of the Florida State Retirement System net pension liability. Business-type Activities net position increased by \$1,401,335.

Governmental Funds revenues decreased by (1,794,398) to 64,617,048. This decrease in revenue was due primarily to a decrease in grant revenue and sales and use taxes. Governmental Fund expenses decreased by (646,900) to 67,586,878. This decrease in expenditures was primarily due to a decrease in transportation related expenditures.

Business-type activities revenues increased to \$4,251,712, and business-type expenses increased to \$3,075,377.

FINANCIAL ANALYSIS OF THE COUNTY

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At September 30, 2017, the assets of the County exceed liabilities by \$146,401,914.

The following schedule provides a summary of the assets, liabilities, and net position of the County.

Net Position

	Total Go				vernment		
	 Governmental	Business-type		2017		2016	
Assets							
Current assets	\$ 50,940,612	\$ 4,617,270	\$	55,557,882	\$	52,957,049	
Restricted assets	-	7,443,401		7,443,401		7,385,728	
Other Noncurrent assets	116,944,013	12,539,177		129,483,190		131,860,054	
Total assets	167,884,625	24,599,848		192,484,473		192,202,831	
Deferred Outflows of Resources							
County's proportionate share of							
FRS pension related	 16,314,744	376,512		16,691,256		20,185,128	
Liabilities							
Current liabilities (payable							
from current assets)	6,545,504	913,267		7,458,771		6,280,381	
Current liabilities (payable							
from restricted assets)	-	921,820		921,820		204,520	
Noncurrent liabilities	 44,871,328	6,863,357		51,734,685		55,153,119	
Total liabilities	51,416,832	8,698,444	_	60,115,276		61,638,020	
Deferred Inflows of Resources							
County's proportionate share of							
FRS pension related	 2,598,568	59,971		2,658,539		6,470,067	
Net Position							
Net position invested in capital							
assets, net of related debt	107,059,285	11,461,581		118,520,866		118,945,102	
Net position - restricted	19,920,973	-		19,920,973		16,944,306	
Net position - unrestricted	3,203,711	4,756,364		7,960,075		8,390,464	
Total net position	\$ 130,183,969	\$ 16,217,945	\$	146,401,914	\$	144,279,872	

82.2% of the County's net position reflects its investment in capital assets (land, buildings, infrastructure, and equipment), less any related outstanding debt used to acquire those assets. The County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the County's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional 15.3% of the County's net position represents resources that are dedicated or subject to restrictions on how they may be used. The remaining balance of unrestricted net position, 2.5%, may be used to meet the government's ongoing obligations to citizens and creditors.

The following schedule provides a summary of the changes in net position. Governmental activities expenses exceeded revenues and transfers in by \$(3,194,830). The decrease in Governmental Activities net position is due primarily to the increase in the County's proportionate share of the Florida State Retirement System net pension liability in the financial statements for

the fiscal year ended September 30, 2017. There was an increase in Business-type Activities net position of \$1,401,335.

Changes in Net Position

	Governmental	Business-type	Total Gov	ernment		
	Activities	Activities	2017	2016		
Revenues:						
Program revenues						
Charges for services	\$ 16,997,859	\$ 3,409,634	\$ 20,407,493	\$ 19,395,124		
Operating grants/						
contributions	1,972,460	90,909	2,063,369	1,948,447		
Capital grants/contributions	1,105,344	647,289	1,752,633	4,728,889		
General revenues						
Property taxes	17,732,336	-	17,732,336	18,527,377		
Sales and use taxes	13,248,655	-	13,248,655	12,508,377		
Federal and State shared						
revenues	11,598,051	-	11,598,051	11,227,555		
Interest	269,093	89,144	358,237	277,255		
Other	1,693,250	14,736	1,707,986	1,290,654		
Total revenues	64,617,048	4,251,712	68,868,760	69,903,678		
Expenses:						
General government	11,066,764	_	11,066,764	10,444,601		
Public safety	27,530,453	_	27,530,453	24,518,997		
Physical environment	4,853,882	3,075,377	7,929,259	7,771,206		
Transportation	14,389,240	3,013,311	14,389,240	16,939,019		
Economic environment	1,863,493	_	1,863,493	1,629,647		
Human services	2,709,880	_	2,709,880	2,669,365		
Culture/recreation	2,729,304	_	2,729,304	2,544,271		
Court related	2,230,799	_	2,230,799	2,202,346		
Interest on long-term debt	213,063	_	213,063	211,329		
Loss on disposition of fixed assets	210,000	_	210,000	2,235,307		
Total expenses	67,586,878	3,075,377	70,662,255	71,166,088		
Transfers in (out)	(225,000)	225,000	10,002,200	-		
Increase (decrease) in	(223,000)	220,000				
net position	\$ (3,194,830)	\$ 1,401,335	\$ (1,793,495)	\$ (1,262,410)		
not position	Ψ (3,±34,530)	Ψ 1,401,000	Ψ (±,135, 1 35)	Ψ (1,202,710)		

Property taxes provide 27.4% of the revenues for Governmental Activities, while sales taxes provide 20.5%. Most of the Governmental Activities resources are spent for Public Safety (40.73%), General Government (16.37%), Transportation (21.29%), and Physical Environment (7.18%).

FUND FINANCIAL INFORMATION

Governmental Funds

General Fund

The County's General Fund is the main operating fund of the County. It is used to account for all financial resources that are not restricted by State or Federal laws, County Ordinances or other externally imposed requirements. As of September 30, 2017, total assets were \$16,855,983 and total liabilities were \$1,189,062. The ending fund balance was \$15,666,921; \$1,029,785 of which is restricted and an additional amount of \$1,615,091 was committed or assigned for specified projects.

During the year ended September 30, 2017, total revenues, \$31,027,025, exceeded total expenditures, \$13,207,361, by \$17,819,664. \$18,056,877 was transferred to other funds for operational and capital related purposes and \$673,200 was transferred in. The net increase in the fund balance in the General Fund was therefore, \$438,752.

During the fiscal year, the County amended and decreased the General Fund budget by \$(3,030,445), primarily due to recreation and public safety projects.

Other Governmental Funds

The County Transportation Trust Fund accounts for motor fuel taxes designated for the annual maintenance of roads, bridges, right-of-way, drainage systems, etc. The County has the legal authority to levy ad valorem taxes for the Transportation Fund, but has elected not to do so. During the year, revenues and a gain on disposition of equipment exceeded expenditures and transfers out by \$1,110,427, resulting in an ending fund balance of \$5,625,232.

The *Municipal Services Fund* accounts for expenditures incurred for the solid waste collection and fire control services in the unincorporated area, and other services which primarily benefit residents of the unincorporated area of the County. Financing is provided by non-ad valorem assessments and other revenues derived from the unincorporated area. For the fiscal year ended September 30, 2017, revenues and the proceeds of sales of fixed assets exceeded expenditures by \$47,983.

The Sheriff General Fund is the general operating fund of the Sheriff, a Constitutional Officer. The primary source of funds are transfers from the Board of County Commission General Fund. Expenditures for the year were \$13,726,808 and by law this fund has no ending fund balance.

The Clerk of Courts General Fund is the general operating fund of the Clerk of the Circuit Court, a Constitutional Officer. The primary source of funds are various court related fees and service charges and transfers from the Board of County Commission General Fund. Expenditures for the year were \$2,138,042, and this fund also has no ending fund balance.

The *Economic Development Fund* accounts for expenditures associated with debt service and other outlays for economic development projects authorized by the Board of County Commissioners. During the year, revenues exceeded expenditures and transfers out by \$1,038, leaving an ending fund balance of \$513,391.

The County Facilities Fund accounts for the ongoing County facilities projects throughout the county. During the year, expenditures exceeded revenues and transfers in by \$(1,607,853), leaving an ending fund balance of \$4,462,804.

The Road Improvement Fund accounts for the ongoing resurfacing and improvements to various roads within the County. Financing is provided by State construction grants and various transfers from other Board funds. During the year, expenditures exceeded revenues and transfers in \$(1.009,547) leaving an ending fund balance of \$8,198,873.

General Fund Budget

Budgeted revenues for the General Fund exceeded actual revenue by \$1,526,138. Budgeted expenditures and transfers out were greater than actual by \$3,030,445. This was primarily due to capital projects which were not completed in the 2017 fiscal year.

Proprietary Funds

The Landfill Enterprise Fund accounts for the revenues, expenses, assets, and liabilities associated with the County-operated solid waste disposal facility. This fund is substantially financed by tippage fees charged to users of the services. Total assets as of September 30, 2017, were \$19,963,012, total liabilities were \$7,008,415, net deferred outflows/inflows related to the Florida State Retirement System pension liability were \$316,541 and net position was \$13,271,138. Total income, including interest and grants, was \$3,521,227 and total expenses were \$2,769,254, leaving a change in net position of \$751,973. This brought net position to \$13,271,138.

The *Utilities Fund* accounts for the financial activities associated with the County operated water and sewer services. Total assets at September 30, 2017 were \$6,090,705, total liabilities were \$3,143,898, and net position was \$2,946,807. Total income and transfers in were \$955,485. Total expenses, including interest expense, were \$306,123, leaving a net change in net position of \$649.362.

CAPITAL ASSETS ACTIVITY

The County's capital assets for its governmental and business-type activities as of September 30, 2017, is \$129,438,192 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, infrastructure, and construction in progress, net of depreciation. General fixed assets are recorded at cost. For assets purchased before 2003, assets were recorded at cost or fair market value.

The most significant change in capital assets during the fiscal year was the ongoing construction of various road and other capital projects.

The following schedule provides a summary of the County's capital assets balances for the year ended September 30, 2017, compared to the prior year:

Capital Assets

	Governmental	Business-type	Total Gov	2016				
	Activities	Activities	2017	2016				
Land and land interests	\$ 11,099,890	\$ 2,087,118	\$ 13,187,008	\$ 12,415,763				
Construction in progress	8,261,400	1,244,144	9,505,544	8,215,583				
Infrastructure	167,614,077	-	167,614,077	164,972,258				
Buildings and improvements	60,421,648	16,839,462	77,261,110	75,249,417				
Equipment	25,798,049	3,688,584	29,486,633	28,822,430				
	273,195,064	23,859,308	297,054,372	289,675,451				
Less accumulated depreciation	(156,296,049)	(11,320,131)	(167,616,180)	(157,872,745)				
Total	\$ 116,899,015	\$ 12,539,177	\$ 129,438,192	\$ 131,802,706				

DEBT MANAGEMENT

Governmental Activities Debt

During the year, total long-term debt increased by \$851,212 This was primarily the result of the increase in the County's proportionate share of the Florida State Retirement System net pension liability in the amount of \$2,788,659. The following schedule shows the balances of the County's long-term debt at year end:

Revenue bonds	\$ 8,749,505
Capital leases	1,090,225
Compensated absences	2,095,047
County's proportionate share FRS pension liability	36,272,959
	\$ 48,207,736

Business-type Activities Debt

The County has received loans from the Florida Department of Environmental Protection in support of its utility services. The total balances payable of these loans was \$1,077,596 at September 30, 2017.

The County also had a liability for compensated absences of \$42,614 of which \$36,222 was long-term and an estimated landfill closure and post-closure liability \$5,869,629 at year end. The enterprise fund share of the County's proportionate share of the FRS pension liability was \$837,108.

OTHER FINANCIAL INFORMATION

Economic Factors and Next Year's Budget

- The current unemployment rate for the County, was 3.4%.
- The estimated population for the County in 2017 was 69,612.
- The ad valorem tax millage rate for the County was 8.015 mills in 2017, which was the same as the prior year. During the ensuing year, the millage rate was kept at the same rate.

REQUEST FOR INFORMATION

This financial report is designed to present users with a general overview of the County's finances and to demonstrate the County's accountability. Questions concerning this report or requests for additional information should be addressed to the County Manager, P. O. Drawer 1529, Lake City, Florida 32025, or by calling (386) 758-1005.

STATEMENT OF NET POSITION

September 30, 2017

	Governmental Activities	Business - type Activities	Total
ASSETS			
Current Assets			
Cash	\$ 21,873,882	\$ 2,104,991	\$ 23,978,873
Accounts receivable	259,171	468,474	727,645
Internal balances	1,453,869	(1,453,869)	-
Due from agency funds	430,228	-	430,228
Due from other governmental units	2,123,967	410,269	2,534,236
Inventories	93,091	-	93,091
Prepaid expenses	146,357	-	146,357
Investments	24,539,865	3,087,405	27,627,270
Other current assets	20,182		20,182
Total current assets	50,940,612	4,617,270	55,557,882
Noncurrent Assets			
Restricted assets		2224	00044
Cash	-	98,344	98,344
Investments		7,345,057	7,345,057
Total restricted assets	44.000	7,443,401	7,443,401
Notes receivable	44,998	40 500 477	44,998
Capital assets, net	116,899,015	12,539,177	129,438,192
Total noncurrent assets	116,944,013 167,884,625	19,982,578 24,599,848	136,926,591
Total assets	167,884,625	24,599,848	192,484,473
DEFERRED OUTFLOWS OF RESOURCES			
County's proportionate share of FRS pension related	16,314,744	376,512	16,691,256
LIABILITIES			
Current Liabilities			
Accounts payable	2,020,866	831,982	2,852,848
Accrued wages	123,695	8,493	132,188
Accrued payroll liabilities	534,065	-	534,065
Due to other governmental units	64,617	-	64,617
Accrued compensated absences	329,920	6,392	336,312
Interest payable	13,467	5,180	18,647
Deposits	5,000	25,842	30,842
Unearned revenue	148,572	-	148,572
Current portion County's proportionate share FRS pension liability	3,006,488	35,378	3,041,866
Other current liabilities	298,814		298,814
Total current liabilities	6,545,504	913,267	7,458,771
Current Liabilities Payable from Restricted Assets			
Landfill postclosure costs		921,820	921,820
		921,820	921,820
Noncurrent Liabilities			
Due within one year:		407.000	407.000
Notes and loans payable		107,009	107,009
Capital leases	519,971	-	519,971
Bonds payable	1,172,877	-	1,172,877
Due in more than one year:		070 507	070 507
Notes and loans payable	-	970,587	970,587
Capital leases	570,254	-	570,254
Bonds payable	7,576,628	-	7,576,628
Accrued compensated absences	1,765,127	36,222	1,801,349
Estimated landfill closure liability		4,947,809	4,947,809
County proportionate share FRS pension liability	33,266,471	801,730	34,068,201
Total Industries	44,871,328	6,863,357	51,734,685
Total liabilities (Continued)	51,416,832	8,698,444	60,115,276

STATEMENT OF NET POSITION

September 30, 2017

	Governmental Activities	Business - type Activities	Total
DEFERRED INFLOWS OF RESOURCES			
County's proportionate share of FRS pension related	\$ 2,598,568	\$ 59,971	\$ 2,658,539
NET POSITION			
Invested in capital assets, net of related debt	107,059,285	11,461,581	118,520,866
Restricted	19,920,973	-	19,920,973
Unrestricted	3,203,711	4,756,364	7,960,075
Total net position	\$ 130,183,969	\$ 16,217,945	\$ 146,401,914

See notes to financial statements.

STATEMENT OF ACTIVITIES

Program Services

For the Fiscal Year Ended September 30, 2017

Net (Expenses) Revenues and Changes in Net Position

		Frogram Services					Changes in Net Fosition					
			lhaudaa dau		perating	Capital	•			Business		
	Expenses		harges for Services		rants and ntributions	 rants and ntributions	G	overnmental Activities		Type Activities		Total
Functions/Programs	 <u> </u>					 101154015115	-	Addividios			-	
Governmental Activities												
General Government	\$ 11,066,764	\$	3,339,965	\$	100,706	\$ -	\$	(7,626,093)	\$	=	\$	(7,626,093)
Public Safety	27,527,453		7,630,781		533,814	173,516		(19,189,342)		-		(19,189,342)
Physical Environment	4,853,882		3,733,844		-	-		(1,120,038)		-		(1,120,038)
Transportation	14,392,240		17,548		-	931,828		(13,442,864)		-		(13,442,864)
Economic Environment	1,863,493		-		501,917	-		(1,361,576)		-		(1,361,576)
Human Services	2,709,880		880		113,809	-		(2,595,191)		-		(2,595,191)
Culture/recreation	2,729,304		114,603		595,738	=		(2,018,963)		-		(2,018,963)
Court-related	2,230,799		2,160,238		126,476	-		55,915		-		55,915
Interest on long-term debt	213,063		-		-	-		(213,063)		-		(213,063)
Total governmental activities	 67,586,878		16,997,859		1,972,460	1,105,344		(47,511,216)		-		(47,511,216)
Business - type activities												
Physical Environment												
Landfill and utilities	3,075,377		3,409,634		90,909	647,289		-		1,072,455		1,072,455
Total government	70,662,255		20,407,493		2,063,369	1,752,633		(47,511,216)		1,072,455		(46,438,761)
		Ge	neral revenue	s								
			d valorem taxes	_				17,732,336		_		17,732,336
			ales and use taxe	s				13,248,655		-		13,248,655
		Fr	anchise taxes					113,615				113,615
		Fe	ederal payments	in lieu	of taxes			223,258		=		223,258
		Fe	ederal and state	shared	revenue			11,598,051		-		11,598,051
		In	terest					269,093		89,144		358,237
		Ga	ain (loss) on disp	osition	of fixed assets			552,829		14,736		567,565
		R	ents and royaltie	s				1,829		· -		1,829
		М	iscellaneous					801,720		-		801,720
		Tr	ansfers in (out)					(225,000)		225,000		-
		To	tal general re	venue	s			44,316,386		328,880		44,645,266
		Ch	ange in net po	sition	n			(3,194,830)		1,401,335		(1,793,495)
		Ne	t position beg	inning	g of year			133,378,799		10,901,072		144,279,871
		P	rior period adj	ustme	ent			-		3,915,538		3,915,538
		Ne	t position end	of ye	ar		\$	130,183,969	\$	16,217,945	\$	146,401,914

See notes to financial statements.

GOVERNMENTAL FUNDS BALANCE SHEET

September 30, 2017

			Spec	ial Revenue F	unds		Capital Pro	jects Funds		
400570	General Fund	County Transpor- tation Trust	M unicipal Services	Clerk of Courts Operating	Sheriff Operating	Economic Development	County Facilities	Road Improvement	Other Governmental Funds	Total Governmental Funds
ASSETS Cash Accounts receivable Notes receivable	\$ 2,260,005 69,237	\$ 1,179,677 12,217	\$ 264,478 32,118	\$ 127,656 -	\$ 1,432,382 10,000	\$ 1,987 - 44,998	\$ 4,795,866 -	\$ 5,171,002 - -	\$ 6,613,666 7,591	\$ 21,846,719 131,163 44,998
Due from other funds Due from other	1,483,445	440,910	522,409	15 1, 15 5	15,980	-	-	-	915,654	3,529,553
governmental units Inventories	863,332	729,266 93,091	58,362	19,851 -	27,177	97,037	-	41,311 -	287,631 -	2,123,967 93,091
Prepaid expenses Investments Other current assets	12,172,343 7,621	146,357 3,520,503 2,001	3,481,942 -	- - -	- - 10,560	373,105 -	-	3,018,761 -	1,973,211 -	146,357 24,539,865 20,182
Total assets	\$ 16,855,983	\$ 6,124,022	\$ 4,359,309	\$ 298,662	\$ 1,496,099	\$ 517,127	\$ 4,795,866	\$ 8,231,074	\$ 9,797,753	\$ 52,475,895
LIABILITIES AND FUND BALANCES LIABILITIES Accounts payable	\$ 623,892	\$ 456,862	\$ 171,524	\$ 3,822	\$ 145,927	\$ 1,799	\$ 328,062	\$ 32,201	\$ 194,507	\$ 1,958,596
Due to other funds Due to other	440,910	-	- 11,024	102,762	810,051	-	-	-	291,733	1,645,456
governmental units Accrued wages Accrued payroll	57,686	-	50,286	49,571 -	-	1,937	-	-	15,046 13,786	64,617 123,695
liabilities Deposits	66,574	41,928	-	15,624	389,869	-	5,000	-	20,070	534,065 5,000
Unearned revenues Other current liabilities			1,000 335	126,883	150,252		· -	<u> </u>	20,689	148,572 150,587
Total liabilities	1,189,062	498,790	223,145	298,662	1,496,099	3,736	333,062	32,201	555,831	4,630,588
Fund balances Nonspendable:										
Inventories	-	93,091	-	-	-	-	-	-	-	93,091
Notes receivable Advance	074000	-	-	-	-	44,998	-	-	-	44,998
Restricted	971,030 1,029,785	5,532,141	4,136,164	-					9,222,883	971,030 19,920,973
Committed	940,532	-	-, 100, 104	-	-	-	-	-	19,039	959,571
Assigned	674,559	-	-	-	-	468,393	4,462,804	8,198,873	· -	13,804,629
Unassigned Total fund balances	12,051,015				<u>-</u>			- 		12,051,015
Total liabilities and	15,666,921	5,625,232	4,136,164	<u>-</u>		513,391	4,462,804	8,198,873	9,241,922	47,845,307
fund balances	\$ 16,855,983	\$ 6,124,022	\$ 4,359,309	\$ 298,662	\$ 1,496,099	\$ 517,127	\$ 4,795,866	\$ 8,231,074	\$ 9,797,753	
			position are d Capital assets in the funds: Long-term deb in the funds: Interest pays Bonds payat Capital lease Accrued con	ifferent because used in gover the transactions able ses in persented absolutions are the transactions are transaction	nmental activiti are not due and	es are not finan	icial resources	and are therefor nd therefore are erred outflow/in	not reported	(13,467) (8,749,505) (1,090,225) (2,095,047) (22,556,783) (55,326)
See notes to financial sta	atements.		Net position of		ıl activities					\$ 130,183,969

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the Fiscal Year Ended September 30, 2017

			Spe	cial Revenue F	unds		Capital Pro	jects Funds		
		County								
		Transpor-		Clerk of					Other	Total
	General	tation	M unicipal	Courts	Sheriff	Economic	County	Road	Governmental	Governmental
	Fund	Trust	Services	Operating	Operating	Development	Facilities	Improvement	Funds	Funds
REVENUES							-	• ——		
Taxes	\$ 22,570,572	\$ 4,140,232	\$ 780,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 3,530,040	\$ 31,170,844
Licenses and permits, special assessments	19,096	-	8,832,825	-	-	-	-		17,709	8,869,630
Intergovernmental	5,894,111	4,768,869	295,190	133,249	116,456	1,284,977	-	931,828	1,249,351	14,674,031
Charges for services	2,148,722	5,265	48,588	1,585,553	102,491	· · ·	31,825	· -	2,493,233	6,415,677
Fines and forfeitures	68,712	· .	· -	25,842	· •	-	-	-	129,336	223,890
Interest	129,485	36,668	30,926	-	1,481	3,558	-	40,678	26,297	269,093
Miscellaneous	196,327	418,418	79,763	-	154,789	1,400	-		106,276	956,973
Total revenues	31,027,025	9,369,452	10,067,292	1,744,644	375,217	1,289,935	31,825	1,122,506	7,552,242	62,580,138
								• ———		
EXPENDITURES										
Current expenditures										
General government	4,750,340	-	326,369	750,483	-	-	173,190	-	3,904,877	9,905,259
Public safety	3,433,858	-	5,858,750	-	13,150,519	-	99,444	-	258,625	22,801,196
P hysical environment	1,217,589	12,197	3,495,411	-	-	-	20,070	-	-	4,745,267
Transportation	-	6,725,236	-	-	-	-	-	4,600	957	6,730,793
Economic environment	172,403	-	13,507	-	-	567,949	-		994,198	1,748,057
Human services	2,649,605	-		-	-			-		2,649,605
Culture/recreation	696,725	-	_	-	-	-	248,142	-	1,379,166	2,324,033
Court-related		-	-	1,387,559	-	-		-	761,520	2,149,079
Capital outlay										
General government	131,431	-	_	-	-	-	-	-	102,834	234,265
Public safety	97,752	-	183,902	-	576,289	-	1,869,275	_	148,835	2,876,053
P hysical environment	29,090	_	-	-	-	_	39,830	_	-	68,920
Transportation	-	577,233	_	-	_	_	-	2,956,715	_	3,533,948
Economic environment	-	-	_	_	_	6,150	_	-	_	6,150
Culture/recreation	28,568	_	_	_		-,	664,727	-	_	693,295
Debt services	,						,			,
Principal	_	519,970	286,652	_		465,409	_	-	561,000	1,833,031
Interest	_	49,428	54,518	_		24,389	_	-	84,728	213,063
Total expenditures	13,207,361	7,884,064	10,219,109	2,138,042	13,726,808	1,063,897	3,114,678	2,961,315	8,196,740	62,512,014
	,,	.,,			,,				2,100,110	,,
Excess of revenues over (under) expenditure	17,819,664	1,485,388	(151,817)	(393,398)	(13,351,591)	226,038	(3,082,853)	(1,838,809)	(644,498)	68,124
` , .	,0 .0,004	.,,	(.5.,511)	(555,550)	(.0,00 .,00 1)		(5,552,500)	(1,000,000)	(5,700)	
Other financing sources (uses)										:
Sale of fixed assets	2,765	350,039	199,800	-	-	-	-	-	-	552,604
Interfund transfers in	673,200		-	393,398	13,351,591		1,475,000	829,262	17,569,606	34,292,057
Interfund transfers out	(18,056,877)	(725,000)				(225,000)		. <u> </u>	(15,510,180)	(34,517,057)
Total other financing sources (uses)	(17,380,912)	(374,961)	199,800	393,398	13,351,591	(225,000)	1,475,000	829,262	2,059,426	327,604
Net change in fund balances	438,752	1,110,427	47,983	_	_	1,038	(1,607,853)	(1,009,547)	1,414,928	395,728
Fund balances beginning of year	15,228,169	4,514,805	4,088,181	_	_	512,353	6,070,657	9,208,420	7,826,994	47,449,579
Fund balances end of year	\$ 15,666,921	\$ 5,625,232	\$ 4,136,164	\$ -	\$ -	\$ 513,391	\$ 4,462,804	\$ 8,198,873	\$ 9,241,922	\$ 47,845,307
See notes to financial statements.								• ———		

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Fiscal Year Ended September 30, 2017

Net change in fund balances - total governmental funds		\$ 395,728
Amounts reported for governmental activities in the statement		
of activities are different because:		
Governmental funds report capital outlay as expenditures.		
However, in the statement of activities, the cost of those		
assets is allocated over their estimated useful lives as		
depreciation expense.		
Expenditures for capital assets	\$ 7,341,070	
Less current year depreciation and adjustments	 (10,190,586)	(0.045.740)
		(2,849,516)
Repayments of notes, capital leases and bonds are		
expenditures in the governmental funds, but the repayment		
reduces long-term liabilities in the statement of net position.		
Capital lease principal payments	519,970	
Bond principal payments	 1,313,061	
	_	1,833,031
Some expenses reported in the statement of activities do		
not require the use of current financial resources, therefore,		
are not reported as expenditures in governmental funds.		
Net change in compensated absences	104,419	
Net change in accrued interest expense	4,073	
Net change in the County's proportionate share FRS		
pension liability and related deferred outflows and inflows	 (2,627,239)	
		(2,518,747)
Internal service funds are used by management to account		
for the Sheriff portion of costs in a self-insured health insurance		
consortium.		 (55,326)
		\$ (3,194,830)

See notes to financial statements.

COLUMBIA COUNTY, FLORIDA STATEMENT OF NET POSITION PROPRIETARY FUNDS September 30, 2017

	Landfill Enterprise	Utilities	Total
ASSETS			
Current Assets			
Cash	\$ 1,482,493	\$ 622,498	\$ 2,104,991
Accounts receivable net of allowance for uncollectible accounts	459,609	8,865	468,474
Due from other governmental units	-	410,269	410,269
Investments	3,087,405		3,087,405
Total current assets	5,029,507	1,041,632	6,071,139
Noncurrent Assets			
Restricted assets			
Cash	98,344	-	98,344
Investments	7,345,057	-	7,345,057
Total restricted assets	7,443,401		7,443,401
Fixed assets			
Land	908,279	1,178,839	2,087,118
Buildings	508,514	131,200	639,714
Improvements other than buildings	12,175,435	4,024,313	16,199,748
Equipment	3,624,873	63,711	3,688,584
Construction in progress	125,006	1,119,138	1,244,144
Allowance for depreciation	(9,852,003)	(1,468,128)	(11,320,131)
Total fixed assets	7,490,104	5,049,073	12,539,177
Total noncurrent assets	14,933,505	5,049,073	19,982,578
Total assets	19,963,012	6,090,705	26,053,717
DEFERRED OUTFLOWS OF RESOURCES			
Florida Retirement System pension related	376,512		376,512
LIABILITIES			
Current Liabilities	222.242		224 222
Accounts payable	233,249	598,733	831,982
Accrued wages	8,493	4 452 000	8,493
Due to other funds	-	1,453,869	1,453,869
Interest payable	6 200	5,180	5,180
Accrued compensated absences	6,392	9.500	6,392
Deposits	17,322	8,520	25,842
Note payable, short-term portion Current portion County's share FRS net pension liability	35,378	107,009	107,009
Total current liabilities	300,834	2,173,311	35,378 2,474,145
iotai cullelit liavilities	300,634	2,113,311	2,414,145
Current Liabilities Payable from Restricted Assets			
Landfill postclosure costs	921,820		921,820
Total current liabilities payable from restricted assets	921,820	-	921,820

(Continued)

STATEMENT OF NET POSITION PROPRIETARY FUNDS September 30, 2017

	Land	dfill Enterprise	Utilities	Total
Noncurrent Liabilities				
Share of Florida State Retirement pension liability	\$	801,730	\$ -	\$ 801,730
Loan payable Department of Environmental Protection		-	970,587	970,587
Estimated landfill closure liability		4,947,809	-	4,947,809
Accrued compensated absences		36,222	-	36,222
Total noncurrent liabilities		5,785,761	970,587	6,756,348
Total liabilities		7,008,415	3,143,898	10,152,313
DEFERRED INFLOWS OF RESOURCES				
Florida Retirement System pension related	_	59,971	 	 59,971
NET POSITION				
Invested in capital assets, net of related debt		7,490,104	3,971,477	11,461,581
Unrestricted		5,781,034	(1,024,670)	4,756,364
Total net position	\$	13,271,138	\$ 2,946,807	\$ 16,217,945

See notes to financial statements.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

PROPRIETARY FUNDS For the Fiscal Year Ended September 30, 2017

	Landfill Enterprise	Utilities	Totals		
OPERATING REVENUES					
Licenses and permits	\$ -	\$ 7,664	\$ 7,664		
Charges for services					
Physical environment					
Garbage/solid waste revenue	3,323,811	-	3,323,811		
Water and wastewater revenue	4,994	73,165	78,159		
Total operating revenues	3,328,805	80,829	3,409,634		
OPERATING EXPENSES					
Landfill and water/wastewater utilities					
Personnel services	1,007,507	-	1,007,507		
Operating expenses	1,158,958	67,764	1,226,722		
Depreciation	602,789	210,670	813,459		
Total landfill and water/wastewater utilities	2,769,254	278,434	3,047,688		
Total operating expenses	2,769,254	278,434	3,047,688		
Operating income (loss)	559,551	(197,605)	361,946		
NONOPERATING REVENUES (EXPENSES)					
State grants					
Physical environment					
State grants	90,909	647,289	738,198		
Gain (loss) on disposal of capital assets	14,736	-	14,736		
Interest earnings	86,777	2,367	89,144		
Debt service costs					
Interest	-	(27,689)	(27,689)		
Total nonoperating revenues (expenses)	192,422	621,967	814,389		
Change in net position before operating transfers	751,973	424,362	1,176,335		
Operating transfers in	-	225,000	225,000		
Change in net position after operating transfers	751,973	649,362	1,401,335		
Net position at beginning of year	8,603,627	2,297,445	10,901,072		
Prior period adjustment	3,915,538	-	3,915,538		
Net position at end of year	\$ 13,271,138	\$ 2,946,807	\$ 16,217,945		
See notes to financial statements.					

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS

For the Fiscal Year Ended September 30, 2017

	Landfi	II Enterprise	Utilities	Total
Cash Flows From Operating Activities				
Cash flows received from customers	\$	3,294,312	\$ 80,853	\$ 3,375,165
Cash paid to employees		(511,350)	-	(511,350)
Cash paid for employee benefits		(204,885)	-	(204,885)
Cash paid to vendors		(1,024,358)	526,004	(498,354)
Net cash provided by operating activities		1,553,719	606,857	2,160,576
Cash Flows From Noncapital Financing Activities				
State grants received		181,818	237,021	418,839
Transfers in/(out) from/to other funds		<u>-</u>	225,000	225,000
Net cash provided by noncapital financing activities		181,818	462,021	643,839
Cash Flows From Capital and Related Financing Activities				
Payments to acquire or construct capital assets		(272,976)	(1,025,495)	(1,298,471)
Sale of surplus equipment		14,736	-	14,736
Principal paid on bonds		-	(107,238)	(107,238)
Interest paid on capital debt		<u>-</u> _	(28,235)	(28,235)
Net cash used for capital and related financing activities		(258,240)	(1,160,968)	(1,419,208)
Cash Flows From Investing Activities				
Interest received		86,777	2,367	89,144
Increase in investments		(82,461)	-	(82,461)
Net cash provided by investing activities		4,316	2,367	6,683
Net increase (decrease) in cash		1,481,613	(89,723)	1,391,890
Cash at beginning of year		99,224	712,221	811,445
Cash at end of year	\$	1,580,837	\$ 622,498	\$ 2,203,335
Shown in the financial statements as:				
Current assets				
Cash	\$	1,482,493	\$ 622,498	\$ 2,104,991
Noncurrent assets				
Restricted assets		98,344	-	98,344
	\$	1,580,837	\$ 622,498	\$ 2,203,335

(Continued)

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS

For the Fiscal Year Ended September 30, 2017

	Landf	ill Enterprise	Utilities	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities				
Operating income (loss)	\$	559,551	\$ (197,605)	\$ 361,946
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation		602,789	210,670	813,459
Net pension liability		283,012	-	283,012
(Increase) decrease in assets:				
Accounts receivable		(34,493)	74	(34,419)
Increase (decrease) in liabilities:				
Accounts payable		134,600	593,768	728,368
Due to other funds		-	-	-
Accrued wages		675	-	675
Accrued compensated absences		7,585	-	7,585
Deposits		-	(50)	(50)
Total adjustments		994,168	804,462	1,798,630
Net cash provided by operating activities	\$	1,553,719	\$ 606,857	\$ 2,160,576

See notes to financial statements.

STATEMENT OF FIDUCIARY NET POSITION

AGENCY FUNDS September 30, 2017

ASSETS	
Cash	\$ 3,531,885
Accounts receivable	1,749,996
Total assets	\$ 5,281,881
LIABILITIES	
Accounts payable	\$ 406
Cash bond liability	35,931
Court fees payable	169,482
Deposits held in escrow	2,346,828
Due to other funds	430,228
Due to other governmental units	1,840,100
Tax deeds payable	342,412
Other current liabilities	116,494
Total liabilities	 5,281,881
NET POSITION	\$ -

See notes to financial statements.

NOTES TO FINANCIAL STATEMENTS

September 30, 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Columbia County, Florida, (the "County") is a political subdivision of the State pursuant to Article VIII, Section 1(a) of the Constitution of the State of Florida. The County is governed by the Board of County Commissioners and five elected constitutional officers (Clerk of the Circuit Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector) in accordance with State statutes and regulations. The constitutional officers maintain separate accounting records and budgets from the Board of County Commissioners. The Constitution of the State of Florida, Article VIII, Section 1(d) created the constitutional officers and Article VIII, Section 1(e), created the Board of County Commissioners.

The financial statements of the County have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting principles. Pronouncements of the Financial Accounting Standards Board (FASB) issued after November 30, 1989, are not applied in the preparation of the financial statements of the proprietary fund types in accordance with GASB Statement 20. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units.

A. Reporting Entity

The concept underlying the definition of the reporting entity is that elected officials are accountable to their constituents for their actions. The reporting entity's financial statements should allow users to distinguish between the primary government (the Board) and its component units. However, some component units, because of the closeness of their relationships with the Board, should be blended as though they are part of the Board. Otherwise, most component units should be discretely presented. As required by generally accepted accounting principles, the financial reporting entity consists of (1) the primary government (the Board), (2) organizations for which the County is financially accountable, and (3) other organizations for which the nature and significance of their relationship with the County are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The County is financially accountable if it appoints a voting majority of the organization's governing body and (a) it is able to impose its will on that organization or (b) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the County. The County may be financially accountable if an organization is fiscally dependent on the County regardless of whether the organization has (a) a separately elected governing body, (b) a governing board appointed by a higher level of government, or (c) a jointly appointed board. Based on these criteria, County management examined all organizations which are legally separate in order to determine which organizations, if any, should be included in the Board's special purpose financial statements. Management determined that there were no organizations that should be included in the County's financial statements as a component unit.

B. Measurement Focus and Basis of Accounting

The basic financial statements of the County are comprised of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements

1. Government-wide Financial Statements

Government-wide financial statements display information about the reporting government as a whole, except for its fiduciary activities. These statements include separate columns for the governmental and business-type activities of the primary government (including its blended component unit. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely, to a significant extent, on fees and charges for support. Likewise, the primary government is reported separately from the legally separate component unit for which the primary government is financially accountable.

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and agency fund financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement 33 - Accounting and Financial Reporting for Nonexchange Transactions.

Program revenues include charges for services, special assessments, and payments made by parties outside of the reporting government's citizenry, if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. As applicable, the County also chooses to eliminate the indirect costs between governmental activities to avoid a "doubling up" effect.

2. Fund Financial Statements

The underlying accounting system of the County is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental and proprietary funds are presented after the government-wide financial statements. These statements display information about major funds individually, and nonmajor funds in the aggregate for governmental and enterprise funds.

Governmental Funds

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 75 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Franchise fees, licenses, sales taxes, gas taxes, operating and capital grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable only when cash is received by the County.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources." Governmental funds operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Any noncurrent portions of long-term receivables (special assessments) due to governmental funds are reported on their balance sheets in spite of their spending measurement focus.

Noncurrent portions of other long-term receivables are offset by fund balance reserve accounts.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by noncurrent liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Proprietary Funds

The County's Landfill Enterprise Fund and Utilities Fund are proprietary funds. In the fund financial statements, proprietary funds are presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods and services are delivered. In the fund financial statements, proprietary funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with their activity are included on their balance sheets.

Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net assets. The County applies all GASB pronouncements as well as all FASB Statements and Interpretations, APB Opinions and Accounting Research Bulletins, issued on or before November 30, 1989, which do not conflict with or contradict GASB pronouncements.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies, taxes, and investment earnings, result from nonexchange transactions or ancillary activities.

Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as an other financing source. Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

C. Basis of Presentation

GASB Statement 34 sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category and the governmental and enterprise combined) for the determination of major funds. The County has used GASB 34 minimum criteria for major fund determination and has also electively disclosed funds which either had debt outstanding or specific community focus as major funds. The nonmajor funds are combined in a column in the fund financial statements and detailed in the combining section.

1. Governmental Major Funds:

General Fund - The General Fund is the general operating fund of the County. It is used to account for all financial resources, except those required to be accounted for in another fund.

County Transportation Trust Fund - The County Transportation Trust Fund accounts for expenditures incurred for the maintenance and repairs of County roads. Financing is provided by local option fuel taxes and distributions of state shared fuel taxes and other revenues.

Municipal Services Fund - The Municipal Services Fund accounts for expenditures incurred for the solid waste collection and fire services in the unincorporated area, and other services which primarily benefit residents of the unincorporated area of the County. Financing is provided by non ad valorem assessments and other revenues derived from the unincorporated area.

Clerk of Courts Operating Fund - The Operating Fund of the Clerk of Circuit Court is used to account for all financial resources which are generated from operations of the Office or any other resources not required to be accounted for in another fund.

Sheriff Operating Fund - The Operating Fund of the Sheriff is used to account for all financial resources, which are generated from operations of the office or any other resources not required to be accounted for in another fund.

Economic Development Fund - The Economic Development Fund accounts for expenditures associated with debt service and other outlays for economic development projects authorized by the Board of County Commissioners.

County Facilities Fund - The County Facilities Fund accounts for ongoing capital projects related to the County's major facilities and infrastructure.

Road Improvement Fund - The Road Improvement Fund accounts for the ongoing resurfacing and improvements to various roads within the County. Financing is provided by State construction grants and various transfers from other County funds.

2. Proprietary Funds:

Landfill Enterprise Fund - The Landfill Enterprise Fund accounts for the revenues, expenses, assets, and liabilities associated with the County operated solid waste disposal services.

Utilities Fund – The Utilities Fund accounts for revenues, expenses, assets and liabilities associated with the County operated water and sewer services.

3. Non-current Governmental Assets/Liabilities:

GASB Statement 34 requires noncurrent governmental assets, such as land and buildings, and noncurrent governmental liabilities, such as general obligation bonds and capital leases, to be reported in the governmental activities column in the government-wide statement of net position.

D. Assets, Liabilities and Net Position or Equity

1. Cash and Cash Equivalents

The County maintains a cash pool that is available for use by most funds. Earnings from the pooled cash are allocated to the respective funds based on applicable cash participation by each fund. The cash pool is managed such that all participating funds have the ability to deposit and withdraw cash as if they were demand deposit accounts. Therefore, all balances representing participants' equity in the cash pools are classified as cash and cash equivalents for financial statement purposes. In addition, longer-term investments are held by certain of the County's funds and are reported as investments on these statements.

2. Investments

Investments, consisting of investments in the Florida Local Government Surplus Funds Trust Fund and Florida Counties Investment Trust Fund and money market funds, are stated at cost which approximates market value. All such investments are secured as required by State law. Other investments of the County are stated at market value as described in note 4.

3. Allowance for Doubtful Accounts

The County provides an allowance for Landfill Enterprise Fund accounts receivable that may become uncollectible. At September 30, 2017, this allowance was \$16,716. No other allowances for doubtful accounts are maintained since other fund accounts receivable are considered collectible as reported at September 30, 2017.

4. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All receivables are shown net of an allowance for doubtful accounts. Any receivables in excess of 180 days would comprise the trade accounts receivable allowance for doubtful accounts.

5. Inventories

Inventories are valued at cost, which approximates market, using the "first-in, first-out" method of accounting. Supplies inventories of certain governmental funds are recorded as expenditures when consumed rather than when purchased.

6. Restricted Assets

Certain net position of the County is classified as restricted assets on the statement of net position because its use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors, grantors, contributions, or laws or regulations of other governments. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

7. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund, County-administered Special Revenue Funds, Capital Projects Funds, and the Enterprise Funds. Material encumbrances outstanding at year end, if any, are reported as reservations of fund balances since they do not constitute expenditures or liabilities.

8. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, right-of-ways, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the County as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. Except for roads and bridges constructed prior to October 1, 1981, assets are recorded at historical cost. Roads and bridges constructed prior to October 1, 1981 are reported at estimated historical cost, or not reported. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

The County holds legal title to the capital assets used in the operations of the Board, Clerk of the Circuit Court, Property Appraiser, Supervisor of Elections and Tax Collector, as is accountable for them under Florida Law.

The Sheriff is accountable for and thus maintains capital asset records pertaining only to equipment used in his operations.

Property, plant, and equipment of the County, as well as component units, are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Building and improvements	5 - 40
Machinery and equipment	3 - 12
Road and bridge construction	20 - 40

9. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. A deferred charge on refunding, if any, is reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

10. Net position flow assumption

Sometimes the County will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

11. Fund balance flow assumption

Sometimes the County will fund outlays for a particular purpose from both restricted and unrestricted resources) the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

12. Program revenue

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by given function or segments and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes and other internally dedicated resources are reported as general revenues rather than as program revenues.

13. Capitalization of Interest

Interest costs related to bond issues are capitalized during the construction period. These costs are netted against applicable interest earnings on construction fund investments.

14. Unearned Revenues

Unearned revenues reported in government-wide financial statements represent revenues received, but not earned in accordance with grant or other contractual requirements. These unearned revenues reported in governmental fund financial statements represent amounts which are measurable but not available and, in accordance with the modified accrual basis of accounting, are recognized as revenue in the fiscal year in which they are earned.

15. Accrued Compensated Absences

The County accrues accumulated unpaid vacation and sick leave when earned by the employee. The current portion is the amount estimated to be used in the following year. The noncurrent portion is the amount estimated to be used in subsequent fiscal years. Both the current and noncurrent estimated accrued compensated absences amounts for governmental funds are maintained separately and represent a reconciling item between the fund and government-wide presentation.

16. Obligation for Bond Arbitrage Rebate

Pursuant to Section 148(f) of the U.S. Internal Revenue Code, the County must rebate to the United States Government the excess of interest earned from the investment of certain debt proceeds and

pledged revenues over the yield rate of the applicable debt. The County uses the "revenue reduction" approach in accounting to rebatable arbitrage. This approach treats excess earnings as a reduction of revenue. The County has no arbitrage liability outstanding as of September 30, 2017.

17. Landfill Closure Costs

Under the terms of current state and federal regulations, the County was required to place a final cover on closed landfill areas, and to perform certain monitoring and maintenance functions for a period of twenty years after closure. The County recognizes these costs of post-closure maintenance annually. Required obligations for closure and post-closure costs are recognized in the Landfill Fund.

18. Capital Contributions

The capital contributions from developers are reported after nonoperating revenues and expenses on the statement of revenues, expenses, and changes in fund assets in accordance with GASB Statement 33.

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position.

"Total fund balances" of the County's governmental funds, \$47,845,307, differs from "net position" of governmental activities, \$130,183,969, reported in the statement of net position. This difference primarily results from the long-term economical focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

Capital related items

When capital assets (property, plant, equipment) that are to be used in governmental activities are purchased or constructed, the cost of these assets are reported as expenditures in governmental funds. However, the statement of net position included those capital assets among the assets of the County as a whole.

Cost of capital assets	\$ 273,195,064
Accumulated depreciation	(156,296,049)
Total	\$ 116,899,015

Long-term debt transactions

Long-term liabilities applicable to the County's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the statement of net position. Balances at September 30, 2017, were:

Revenue notes/Bonds payable	\$ 8,749,505
Accrued interest	13,467
Capital leases payable	1,090,225
Compensated absences	2,095,047
County's proportionate share FRS net pension liability	36,272,959
Total	\$ 48,221,203

Deferred outflows/inflows of resources

Deferred outflows of resources represent a consumption of net position in a future period while deferred inflows of resources represent an acquisition of net position in a future period and accordingly, are not reported in the governmental fund statements. However, the statement of net position includes those deferred outflows /inflows of resources.

Deferred outflows of resources	\$ 16,314,744
Deferred inflows of resources	(2,598,568)
	\$ 13,716,176

Internal service funds

The assets, liabilities and net position of governmental internal service funds are combined with governmental balances on the governmental statement of net position.

Assets	\$ 155,171
Liabilities	(210,497)
Net position	\$ (55,326)

Elimination of interfund receivables/payable

Interfund receivables and payables in the amount of \$1,645,456 between governmental funds must be eliminated for the statement of net position.

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

	Total Governmental Funds			Capital Related Items		Long-Term Debt I Transactions		Debt		Debt		Deferred Outflow/Inflows of Resources		Internal Service Fund				lassifications and iminations		Statement of et Position
ASSETS																				
Cash and cash equivalents	\$	21,846,719	\$	-	\$	-	\$	-	\$	27,163	\$	-	\$	21,873,882						
Accounts receivable - net		131,163		-		-		-		128,008		-		259,171						
Due from other funds		3,529,553		-		-		-		-		(1,645,456)		1,884,097						
Due from other governmental units		2,123,967		-		-		-		-		-		2,123,967						
Note receivable		44,998		-		-		-		-		-		44,998						
Investments		24,539,865		-		-		-		-		-		24,539,865						
Inventories		93,091		-		-		-		-		-		93,091						
Prepaid expense		146,357		-		-		-		-		-		146,357						
Other current assets		20,182		-		-		-		-		-		20,182						
Capital assets - net				116,899,015		-								116,899,015						
Total assets	_	52,475,895	_	116,899,015	_		_	-		155,171	_	(1,645,456)		167,884,625						
DEFERRED OUTFLOWS OF RESOURCES		_	_	_	_		_	16,314,744		_	_		_	16,314,744						
LIABILITIES																				
Liabilities:																				
Accounts payable	\$	1,958,596	\$	-	\$	-	\$	_	\$	62,270	\$	-	\$	2,020,866						
Due to other funds		1,645,456		-		-		-		-		(1,645,456)		-						
Due to other governmental units		64,617		-		-		-		-		-		64,617						
Accrued wages		123,695		-		-		-		-		-		123,695						
Accrued payroll liabilities		534,065		-		-		-		-		-		534,065						
Deposits		5,000		-		-		-		-		-		5,000						
Unearned revenues		148,572		-		-		-		-		-		148,572						
Other current liabilities		150,587		-		-		-		148,227		-		298,814						
Accrued interest		-		-		13,467		-		-		-		13,467						
Accrued compensated absences		-		-		2,095,047		-		-		-		2,095,047						
Capital leases payable		-		-		1,090,225		-		-		-		1,090,225						
Revenue bonds payable		-		-		8,749,505		-		-		-		8,749,505						
County's proportionate share FRS pension plan						36,272,959								36,272,959						
Total liabilities		4,630,588		-		48,221,203				210,497		(1,645,456)		51,416,832						
DEFERRED INFLOW OF RESOURCES	_		_		_		_	2,598,568					_	2,598,568						
Fund balances/net position	\$	47,845,307	\$	116,899,015	\$	(48,221,203)	\$	13,716,176	\$	(55,326)	\$		\$	130,183,969						

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL

B. Explanation of Differences Between Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for governmental funds \$395,728 differs from the "change in net positon" for governmental activities \$(3,194,830) reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year. The statement of activities reports gains or losses arising from the disposition of capital assets. Conversely, governmental funds do not report these gains or losses.

Capital outlay and other additions	7,341,070
Depreciation expense	(10,190,586)
Difference	\$ (2,849,516)

Repayments of debt principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. However, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities. Loan proceeds are reported as other financing sources in the governmental funds but are recorded as liabilities in the statement of net position and do not result in resources in the statement of activities.

Debt reduction	\$	1,833,031
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Some revenues and expenses reported in the statement of activities do not require the use of or provide current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in compensated absences	\$ 104,419
Net change in accrued interest	4,073
Net change County's proportionate share FRS net pension liability	(2,788,659)
Net change pension related deferred outflows/inflows	161,420
Net change in fund balance in internal service fund	(55,326)
	\$ (2,574,073)

Reclassification and Eliminations

Transfers in and transfers out in the amount of \$34,292,057 between governmental activities should be eliminated.

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

B. Explanation of Differences Between Government Fund Operating Statements and the Statement of Activities

REVENUES	Total Governmental Funds	Capital Related Items	Long-term Debt Transactions	Compensated Absences	Accrued Interest	Net Pension Liability	Deferred Outflows/ Inflows of Resources	Internal Service Fund	Reclassifications and Eliminations	Statement of Activities
Taxes	\$ 31,170,844	\$ -	s -	s -	• -	s -	s -	s -	s -	\$ 31,170,844
Licenses and permits	8,869,630	•	· -	•	Ψ -	•		•	•	8,869,630
Intergovernmental	14,674,031									14,674,031
Charges for services	6,415,677	_	_	_	_	_	_	1,484,306	_	7,899,983
Fines and forfeitures	223,890							1,404,000		223,890
Interest	269,093									269,093
Miscellaneous	956,973	_	_	_	_	_	_	_	_	956,973
Total revenues	62,580,138							1,484,306	- 	64,064,444
10tal levellaes	02,000,100							1,404,000	·	04,004,444
EXPENDITURES										
Current Expenditures										
General government	9,905,259	743,085	-	(134,619)	-	587,020	(33,981)	-	-	11,066,764
Public safety	22,801,196	1,471,449	-	18,834	-	1,800,565	(104,223)	1,539,632	-	27,527,453
P hysical environment	4,745,267	66,369	-	1,392	-	43,364	(2,510)	-	-	4,853,882
Transportation	6,730,793	7,485,499	-	4,825	(4,073)	185,961	(10,765)	-	-	14,392,240
Economic environment	1,748,057	90,705	-	(388)	-	26,662	(1,543)	-	-	1,863,493
Human services	2,649,605	58,704			-	1,667	(96)		-	2,709,880
Culture/recreation	2,324,033	346,336		5,005	-	57,244	(3,314)		-	2,729,304
Court related	2,149,079	-		532	-	86,176	(4,988)	-		2,230,799
Capital outlay										
General government	234,265	(234,265)	-	-	-	-	-	-	-	
Public safety	2,876,053	(2,876,053)	-	-	-	-	-	-	-	
P hysical environment	68,920	(68,920)			-	-	-		-	
Transportation	3,533,948	(3,533,948)			-	-	-		-	
Economic environment	6,150	(6,150)								
Culture/recreation	693,295	(693,295)	-	-	-	-	-	-	-	-
Debt Service										
Principal	1,833,031	-	(1,833,031)	-	-	-	-	-	-	-
Interest	213,063	-		-		-		-		213,063
Total expenditures	62,512,014	2,849,516	(1,833,031)	(104,419)	(4,073)	2,788,659	(161,420)	1,539,632		67,586,878
Excess of revenues over										
(under) expenditures	68,124	(2,849,516)	1,833,031	104,419	4,073	(2,788,659)	161,420	(55,326)	_	(3,522,434)
(under) expenditures	00,124	(2,040,010)	1,000,001	104,410	4,070	(2,700,000)	101,420	(00,020)		(0,022,404)
OTHER FINANCING SOURCES (USES)										
Gain/loss on disposition of fixed assets	552,604	-	-		-		-	-	-	552,604
Transfers in	34,292,057	-	-		-		-	-	(34,292,057)	
Transfers out	(34,517,057)		-	-	-	-	-	-	34,292,057	(225,000)
Total other financing sources (uses)	327,604					-		-		327,604
Net change in fund balances	395,728	(2,849,516)	1,833,031	104,419	4,073	(2,788,659)	161,420	(55,326)		(3,194,830)
Fund balances at beginning of year	47,449,579	119,748,531	(11,672,761)	(2,199,466)	(17,540)	(33,484,300)	13,554,756		-	133,378,799
Fund balances/net position at end of year	\$ 47,845,307	\$ 116,899,015	\$ (9,839,730)	\$ (2,095,047)	\$ (13,467)	\$ (36,272,959)	\$ 13,716,176	\$ (55,326)	<u>s</u> -	\$ 130,183,969

NOTE 3. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Budgets and Budgetary Accounting

The County uses the following procedures in establishing the budgetary data reflected in the financial statements.

- 1. Prior to September 15, the County Manager serving as Budget Officer submits to the Board of County Commissioners a tentative budget for the fiscal year commencing October 1.
- 2. Public hearings are conducted by the Board of County Commissioners to obtain taxpayer comments.
- 3. Prior to September 30, the budget is legally enacted through passage of a resolution by the Board of County Commissioners.
- 4. The Constitutional Officers submit, at various times, to the Board and to certain divisions within the Department of Revenue, State of Florida, a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them, as set forth in Chapter 129 of the *Florida Statutes*.
- 5. The Department of Revenue, State of Florida, has the final authority on the operating budgets for the Tax Collector and the Property Appraiser, which are classified as separate special revenue funds.
- 6. The Board of County Commissioners is authorized to amend fixed appropriations by motion to the extent that appropriations do not exceed the total approved budget of the fund; or appropriate for the special purpose intended, reserves or unanticipated receipts. Appropriations lapse at year end. No supplemental appropriations were necessary during the year. Various such amendments were made during the year.
- 7. Formal budgetary integration is employed as a management control device in all governmental funds.
- 8. Governmental fund budgets are initially adopted on the modified accrual basis. The legally amended budgetary data presented in the accompanying financial statements for the fiscal year ending September 30, 2017, are shown on this basis of accounting. Therefore, the actual and budgetary data are on a comparable basis. The Enterprise Funds budgets are adopted on the accrual basis.
- 9. Legal control of the budget is exercised pursuant to applicable provisions of *Florida Statutes*.
- 10. Appropriations for the County lapse at the close of the fiscal year.
- 11. The following is a comparison of the appropriations to total expenses for the proprietary funds for the fiscal year ended September 30, 2017.

			Variance
			Positive
	Appropriations	Expenses	(Negative)
Enterprise funds			
Landfill enterprise	\$ 4,141,114	\$ 2,769,254	\$ 1,371,860
Utilities	2,508,747	306,123	2,202,624
	\$ 6,649,861	\$ 3,075,377	\$ 3,574,484

NOTE 4. CASH, CASH EQUIVALENTS AND INVESTMENTS

The County maintains a cash pool that is available for use by all funds except those whose cash and investments must be segregated due to bond covenants or other legal restrictions.

1. Deposits

At September 30, 2017, the carrying amount of the County's deposits was \$27,510,758. All cash deposits with financial institutions were 100% insured by federal depository insurance or by collateral provided by qualified public depositories to the State Treasurer pursuant to the Public Depository Security Act of the State of Florida. The Act established a Trust Fund, maintained by the State Treasurer, which is a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a member fails.

2. Investments

Florida Statutes, and various bond covenants authorize investments in certificates of deposit, money market accounts, savings accounts, repurchase agreements, the Local Government Surplus Funds Trust Fund, administered by the Florida State Board of Administration, Florida Local Government Investment Trust Fund, obligations of the U.S. Government, obligations of government agencies unconditionally guaranteed by the U.S. Government, obligations of the Federal Farm Credit Banks, obligations of the Federal Home Loan Mortgage Corporation, including Federal Home Loan Mortgage Corporation participation certificates, obligations of the Federal Home Loan Bank, obligations of the Government National Mortgage Association, obligations of the Federal National Mortgage Association and securities of any management type investment company or investment trust registered under the Investment Company Act of 1940, 15 U.S.C. ss.80a-1 et seq., provided the portfolio is limited to U.S. Government obligations and to repurchase agreements fully collateralized by U.S. Government obligations. The County invested only in these types of instruments at September 30, 2017.

In accordance with generally accepted accounting principles, the County's investments are categorized to give an indication of the level of custodial credit risk assumed at year end. Category 1 includes investments that are insured or registered, or for which the securities are held by the County or its agent in the County's name. Investments in the Local Government Surplus Funds Trust Fund, the Florida Local Government Investment Trust Fund, money market accounts and guaranteed investment contracts are not categorized since the investments are not evidenced by securities that exist in physical or book entry form.

Florida PRIME

The County's investment in Florida PRIME is administered by the Florida State Board of Administration (SBA). Florida PRIME is an external investment pool that is not a registrant with the SEC; however, the SBA has adopted operating procedures consistent with the requirements for a SEC Rule 2a-7 fund. Florida PRIME is governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. These rules provide guidance and establish the general

operating procedures for the administration of Florida PRIME. Additionally, the State of Florida, Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Throughout the year and as of September 30, 2017, Florida PRIME contained certain floating rate and adjustable rate securities that were indexed based on the prime rate and/or one- and three-month LIBOR. These floating rate and adjustable rate securities are used to hedge against interest risk and provide diversification to the portfolio. Exposure to a single issuer is limited to 5% of the portfolio's amortized cost. Investments in Florida PRIME are not evidenced by securities that exist in physical or book entry form. At September 30, 2017, the County had \$37,560 invested in Florida PRIME. Florida PRIME's most recent financial statements can be found at https://www.sbafla.com/prime/ Audits/tabid/582Default.aspx.

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The County's investment policy to minimize interest rate risk is by structuring the investment portfolio so that the investments are readily convertible to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.

Foreign Currency Risk: Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment on a deposit. The County does not hold foreign or foreign currency investments and therefore is not subject to foreign currency risk.

Credit Risk: The County also mitigates credit risk, which is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Custodial credit risk is the risk that, in the event of the failure of the counterparty to a transaction, the County will not be able to recover the value of investment or collateral securities that are held in the possession of an outside party. The County generally limits this risk by investing only in permitted investments.

Concentrations of Credit Risk: Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The implementation of GASB Statement No. 40 requires the disclosure of investments in any one issuer that represent 5% or more of total investments.

<u>Credit Risk.</u> Investments in the Florida State Board of Administration Pools (SBA) consist of the Local Government Surplus Funds Trust (Florida PRIME). The Florida PRIME is rated by Standard and Poors. The current rating is AAAm. The Investment Manager of the Florida PRIME manages credit risk by purchasing only high qualify securities, performing a credit analysis to develop a database of issuers and securities that meet the Investment Manager's minimum standard and by regularly reviewing the portfolio's securities financial data, issuer news and developments, and ratings of the nationally recognized statistical rating organizations.

Fair Value Measurements

In February 2015, GASB issued GASB Statement No. 72. GASB 72 applicability related to the application of fair value is limited to assets and liabilities that are currently measured at fair value and certain investments that are not currently measured at fair value.

Florida PRIME currently meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost. Therefore, the participant account balance is considered the fair value of the investment. Florida PRIME investment is exempt from the GASB 72 fair value hierarchy disclosures.

As of September 30, 2017, the County's investment in the Florida PRIME investment pool is rated AAAm by Standard & Poors.

Investment Objective

The primary investment objectives for Florida PRIME, in priority order, are safety, liquidity, and competitive returns with minimization of risks. Investment performance of Florida PRIME will be evaluated on a monthly basis against the Standard & Poors U.S. AAA & AA Rated GIP All 30 Day Net Yield Index. While there is no assurance that Florida PRIME will achieve its investment objectives, it endeavors to do so by following the investment strategies described in this Policy.

Interest Rate Risk

The dollar weighted average days to maturity (WAM) of Florida PRIME at September 30, 2017, is 51.9 days. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The weighted average life (WAL) of Florida PRIME at September 30, 2017, is 80 days.

Foreign Currency Risk

Florida PRIME was not exposed to any foreign currency risk during the period from October 1, 2016 through September 30, 2017.

Securities Lending

Florida PRIME did not participate in a securities lending program in the period October 1, 2016 through September 30, 2017.

Fair Value Hierarchy

Florida PRIME currently meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost; therefore, participant account balances should be also reported at amortized cost.

The Florida Local Government Investment Trust Fund (Trust)

The Florida Local Government Investment Trust Fund (Trust) is a professionally managed fund available only to public entities in Florida. The investment policy of the trust restricts investments to direct obligations of or securities fully guaranteed by the United States; obligations of certain federal agencies, including collateralized mortgage obligations; repurchase agreements; corporate bonds; and commercial paper. As of September 30, 2017, the Trust had investments, at fair value, of approximately \$1.4442 billion. Of the total investments in the Trust, 16.56% was invested in commercial paper. 13.49% was invested in government securities, 30.05% was invested in corporates , 7.93% was invested in U.S. Treasuries, 24.23% was in invested in Repurchase Agreements, 5.25% was invested in Certificates of Deposit, .28% was invested in money market funds, 2.21% was invested in CMO's. The Florida Trust Day to Day Fund (the fund) had a net position of \$438 million and the Short Term Bond Fund had a net position balance e of \$1 billion. Investments in the Pool and Trust are reported at fair value based on the fair value per share of the underlying portfolio. The fund is a S&P AAAm rated money market product offering a fiscally conservative diversification option for Florida local governments. The objective of the fund is to provide investors with liquidity, stable share price and as high a level of current income as is consistent with preservation of principal and liquidity. The weighted average maturity is 44.98 days as of September 30, 2017.

As of September 30, 2017, the County had investments with the following issuers in the percentages of total investments and categories shown below:

Schedule of Investments at September 30, 2017

			Fair			
Investment	Maturities		Value	Percent	Category	
State Board of Administration Local Government						
Local Government Surplus Trust Fund Florida PRIME	51.9 Day Average	\$	37,561	0.11%	=	
Florida Local Government Investment Pool	1.47 Year Average		19,393,669	55.45%	=	
Florida Local Government Day to Day Fund	.12 Year Average		4,326,381	12.37%	=	
Certificates of Deposit, Money Market	Daily - 36 months		11,214,716	32.07%	1	
Total Investments		\$	34,972,327	100.00%		

NOTE 5. PROPERTY TAX REVENUES

Taxable values for all property are established as of January 1, which is the date of lien, for the fiscal year starting October 1. Property tax revenues recognized for the 2016-2017 fiscal year were levied in October 2016. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount. All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2017, was as follows:

	Beginning Balance	Donations	Additions	Reclassifications/ Adjustments	Deletions	Balance
Governmental activities:	20	2 0.1.0.1.01.0	7 (0.0.1.0.1.0	rajaotinonto	2000000	24141100
Capital assets:						
Land	\$ 8,812,931	\$ -	\$ 676,974	\$ 90,385	\$ -	\$ 9,580,290
Land interests	1,609,985	-	·	(90,385)	· -	1,519,600
Buildings	48,987,779	_	558,966	-	-	49,546,745
Improvements other than						
buildings	9,422,177	_	996,979	455,747	-	10,874,903
Road improvements	164,972,258	_	· -	2,641,819	-	167,614,077
Construction in progress	7,987,331	_	3,371,635	(3,097,566)	-	8,261,400
Equipment	25,322,143	-	1,736,516	-	(1,260,610)	25,798,049
Total capital assets	267,114,604	-	7,341,070		(1,260,610)	273,195,064
Less accumulated depreciation	(147,366,073)	-	(10,190,586)	-	1,260,610	(156,296,049)
Governmental activities						
capital assets, net	\$ 119,748,531	\$ -	\$ (2,849,516)	\$	\$ -	\$ 116,899,015
Business-type activities:						
Land	\$ 1,992,847	\$ -	\$ 94,271	\$ -	\$ -	\$ 2,087,118
Equipment	3,500,287	-	188,297			3,688,584
Buildings	639,714	-	-	-	-	639,714
Improvements	16,199,747	-	-	-	-	16,199,747
Construction in progress	228,252		1,015,893			1,244,145
Total capital assets	22,560,847	-	1,298,461	-	-	23,859,308
Less accumulated depreciation	(10,506,672)		(813,459)			(11,320,131)
Business-type activities						
capital assets, net	\$ 12,054,175	<u> </u>	\$ 485,002	\$	<u> </u>	\$ 12,539,177

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

Governmental activities:	
General government	\$ 743,085
Public safety	1,403,086
Physical environment	66,369
Transportation	7,482,301
Economic environment	90,705
Human services	58,704
Culture/recreation	346,336
Total depreciation expense - governmental activities	\$ 10,190,586
Business -type activities:	
Landfill enterprise	\$ 602,789
Utilities enterprise	210,670
otal depreciation expense - business-type activities	\$ 813,459

NOTE 7. **INTERFUND RECEIVABLES/PAYABLES**

The outstanding balances between funds result mainly from the time lag between the dates that interfund goods and services are provided and reimbursable expenditures occur, transactions are recorded in the accounting system and payments between funds are made.

Fund	Interfund Receivables	Interfund Payables
General fund	\$ 1,483,445	\$ 440,910
Special revenue funds:		
County transportation trust	440,910	
Municipal services benefit unit	522,409	<u>_</u>
Court service fund	12,554	<u>_</u>
Sheriff special revenue	810,051	<u>_</u>
Paving assessment	510,001	<u>_</u>
Law enforcement special		14,000
Sheriff:	_	±,000
Operating	15,980	810,051
Inmate welfare	13,360	310,031
Clerk of Courts:	_	_
Operating	151,155	102,762
Public records modernization	6,635	102,702
Reserved 10%	7,294	_
Teen court	1,449	7,294
Property Appraiser operating	1,449	50,161
Supervisor of Elections operating	_	26,181
Tax Collector operating	56,7 1 2	194,097
Sheriff Inmate Welfare	20,688	194,097
Sheriii lilinate Wellare	20,088	
Capital projects funds:		
Paving assessments	271	-
Agency funds:		
Clerk of Circuit Court		
Trust	-	195,037
Sheriff		
Individual depositors	_	5,257
Inmate welfare	_	22,669
Tax Collector		22,000
Ad valorem tax	_	188,170
Tag agency	_	19,095
Enterprise Fund:		_5,500
Utilities	_	1,453,869 *
Totals	\$ 3,529,553	\$ 3,529,553
	Ψ 0,020,000	Ψ 0,020,000

^{*} Not anticipated to be repaid within one year.

NOTE 8. INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2017, consisted of the following:

Clerk of Courts Operating Fund \$ 496,160 Property Appraiser Operating Fund 1,380,668 Sheriff Operating Fund 14,627,567 Supervisor of Elections Operating Fund 802,481 County Facilities Fund 750,000 Transfers from Connector Road Project Fund to: 404,262 Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 425,000 Road Improvement Fund 225,000 Transfer from Economic Development Tax to: Utilities Fund Utilities Fund 300,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: 14,144,642 Transfer from Special Law Enforcement Fund to: 5 Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 26,181 General Fund 26,181 Transfer from Tax Collector Operating Fund to: 30,170,000	Transfers from General Fund to:	
Sheriff Operating Fund 14,627,567 Supervisor of Elections Operating Fund 802,481 County Facilities Fund 750,000 Transfers from Connector Road Project Fund to: 802,481 Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 425,000 Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund Utilities Fund 225,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: 14,144,642 Transfer from Special Law Enforcement Fund to: 5heriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 26,181 17nasfer from Tax Collector Operating Fund to: General Fund 194,096 194,096	Clerk of Courts Operating Fund	\$ 496,160
Supervisor of Elections Operating Fund 802,481 County Facilities Fund 750,000 Transfers from Connector Road Project Fund to: 802,481 Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 425,000 Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund Utilities Fund 225,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: 300,000 Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: 300,000 Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 26,181 General Fund 26,181 Transfer from Tax Collector Operating Fund to: 300,000	Property Appraiser Operating Fund	1,380,668
County Facilities Fund 750,000 Transfers from Connector Road Project Fund to: 404,262 Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 225,000 Road Improvement Fund 425,000 Transfer from Economic Development Tax to: 225,000 Utilities Fund 225,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: 300,000 Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: 300,000 Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 300,000 General Fund 26,181 Transfer from Tax Collector Operating Fund to: 300,000 General Fund 300,000	Sheriff Operating Fund	14,627,567
Transfers from Connector Road Project Fund to: 404,262 Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 425,000 Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund Utilities Fund 225,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sherliff Special Revenue Fund to: 14,144,642 Transfer from Special Law Enforcement Fund to: 5heriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 26,181 17nasfer from Tax Collector Operating Fund to: General Fund 194,096	Supervisor of Elections Operating Fund	802,481
Road Improvement Fund 404,262 Transfers from County Transportation Trust Fund to: 725,000 County Facilities Fund 725,000 Transfer from Debt Services Fund to: 425,000 Road Improvement Fund 425,000 Transfer from Economic Development Tax to: 125,000 Utilities Fund 225,000 Transfer from Municipal Services Fund to: 300,000 General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: 14,144,642 Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: 26,181 General Fund 26,181 Transfer from Tax Collector Operating Fund to: 194,096	County Facilities Fund	750,000
Transfers from County Transportation Trust Fund to: County Facilities Fund 725,000 Transfer from Debt Services Fund to: Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund 225,000 Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfers from Connector Road Project Fund to:	
County Facilities Fund 725,000 Transfer from Debt Services Fund to: Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund 225,000 Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Road Improvement Fund	404,262
Transfer from Debt Services Fund to: Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund 225,000 Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfers from County Transportation Trust Fund to:	
Road Improvement Fund 425,000 Transfer from Economic Development Tax to: Utilities Fund 225,000 Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	County Facilities Fund	725,000
Transfer from Economic Development Tax to: Utilities Fund 225,000 Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfer from Debt Services Fund to:	
Utilities Fund225,000Transfer from Municipal Services Fund to: General Fund300,000Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund14,144,642Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund16,000Transfer from Supervisor of Elections Operating Fund to: 	Road Improvement Fund	425,000
Transfer from Municipal Services Fund to: General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfer from Economic Development Tax to:	
General Fund 300,000 Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Utilities Fund	225,000
Transfer from Sheriff Special Revenue Fund to: Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfer from Municipal Services Fund to:	
Sheriff Operating Fund 14,144,642 Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	General Fund	300,000
Transfer from Special Law Enforcement Fund to: Sheriff Operating Fund Transfer from Supervisor of Elections Operating Fund to: General Fund Transfer from Tax Collector Operating Fund to: General Fund General Fund 194,096	Transfer from Sheriff Special Revenue Fund to:	
Sheriff Operating Fund 16,000 Transfer from Supervisor of Elections Operating Fund to: General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Sheriff Operating Fund	14,144,642
Transfer from Supervisor of Elections Operating Fund to: General Fund Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfer from Special Law Enforcement Fund to:	
General Fund 26,181 Transfer from Tax Collector Operating Fund to: General Fund 194,096	Sheriff Operating Fund	16,000
Transfer from Tax Collector Operating Fund to: General Fund 194,096	Transfer from Supervisor of Elections Operating Fund to:	
General Fund 194,096	General Fund	26,181
	Transfer from Tax Collector Operating Fund to:	
Total transfers \$ 34,517,057	General Fund	,
	Total transfers	\$ 34,517,057

Transfers are used to 1) move revenues from the fund that state law requires to collect them to the fund that state law requires to expend them, 2) provide matching funds for grants, 3) use unrestricted general fund revenues to finance transportation activities which must be accounted for in another fund, and 4) fund Constitutional Officer operations.

NOTE 9. RECEIVABLE AND PAYABLE BALANCES

Receivables

Receivables at September 30, 2017, were as follows:

				Due from		
				Other		
			Go	vernmental		Total
	/	Accounts		Units	F	Receivables
Governmental activities:						
General	\$	69,237	\$	863,332	\$	932,569
County transportation trust		12,217		729,266		741,483
Municipal services		32,118		58,362		90,480
Sheriff operating		10,000		27,177		37,177
Clerk operating		-		19,851		19,851
Economic development		-		97,037		97,037
Road improvements capital projects		-		41,311		41,311
Other governmental		7,591		287,631		295,222
Total governmental activities	\$	131,163	\$	2,123,967	\$	2,255,130
Business-type activities:						
Landfill enterprise, net	\$	459,609	\$	-	\$	459,609
Utilities		8,865		410,269		419,134
Landfill enterprise	\$	468,474	\$	410,269	\$	878,743

The Board, upon past collection experience, considers all of the receivables of governmental activities to be fully collectible and has not recorded an allowance for doubtful accounts. The Landfill Enterprise Fund has an allowance for uncollectible account of \$16,716.

Payables at September 30, 2017, were as follows:

	Vendors		Gov	Other ernmental Units	Total Payables
Governmental activities:					
General	\$	623,892	\$	-	\$ 623,892
County transportation trust		456,862		-	456,862
Municipal services		171,524		-	171,524
Clerk of Court operating		3,822		49,571	53,393
Sheriff operating		145,927		-	145,927
Economic development		1,799		-	1,799
County facilities		328,062		-	328,062
Road improvement		32,201		-	32,201
Other governmental		194,507		15,046	209,553
Sheriff internal service fund		62,275		-	62,275
Total governmental activities	\$	2,020,871	\$	64,617	\$ 2,085,488
Business-type activities:					
Landfill enterprise	\$	233,249	\$	-	\$ 233,249
Utilities		598,733		-	598,733
	\$	831,982	\$	-	\$ 831,982

NOTE 10. LONG-TERM LIABILITIES

Governmental Activities

Revenue Bonds

A. On December 31, 2008, the County closed on the Capital Improvement Revenue Bond Series 2008B in the amount of \$4,000,000 with Columbia Bank. The purpose of this issuance was to provide funds for capital improvements for economic development projects. The bonds are being repaid over a period of ten years with an interest rate of 3.0%. The debt is secured by and paid from the County's Half Cent Sales Tax revenues pursuant to County Ordinance No. 2008R-43. The following is a schedule of future principal and interest to be paid on the note:

Year Ending

September 30	ı	Principal	1	nterest	Total				
2018	\$	479,517	\$	10,281	\$	489,798			
2019		36,513		928		37,441			
Total	\$	516,030	\$	11,209	\$	527,239			

B. On July 12, 2016 the County closed on a Gas Tax Revenue Refunding Note, Series 2016, totaling \$6,000,000 with Hancock Bank. The purpose of this issuance was to refund debt and to finance certain additional transportation improvements. The first two cents of the County's local option gas tax imposed pursuant to Section 336.025, Florida Statutes, was pledged to secure payment of the principal and interest. The note will be repaid over ten years with and interest rate of 1.50%. The following is a schedule of future principal and interest to be paid on the note:

Year Ending September 30	Principal	Interest	Total
2018	\$ 570,000	\$ 76,242	\$ 646,242
2019	580,000	67,640	647,640
2020	588,000	58,895	646,895
2021	597,000	50,026	647,026
2022	606,000	41,014	647,014
2023	614,000	31,879	645,879
2024	624,000	22,602	646,602
2025	634,000	13,182	647,182
2026	484,000	3,620	487,620
Total	\$ 5,297,000	\$ 365,100	\$ 5,662,100

C. On June 8, 2016 the County closed on a Capital Improvement Revenue Refunding Note, Series 2016, totaling \$3,515,370 with First Federal Bank. The purpose of this issuance was to refund the County's Revenue Bond Series 2008A. The note will be repaid over ten years with and interest rate of 1.749%. The balance owed on the note at year end was

\$2,936,475. The following is a schedule of future principal and interest to be paid on the note:

D.

Year Ending			
September 30	Principal	Interest	Total
2018	\$ 291,720	\$ 48,775	\$ 340,495
2019	296,856	43,709	340,565
2020	301,972	38,556	340,528
2021	307,398	33,311	340,709
2022	312,810	27,974	340,784
2023	318,317	22,542	340,859
2024	323,871	17,015	340,886
2025	329,623	11,391	341,014
2026	335,426	5,668	341,094
2027	118,482	729	119,211
Total	\$2,936,475	\$ 249,670	\$ 3,186,145

Capital Leases

The County has the following installment payment agreements for equipment purchases:

- A. Purchase of three motor graders costing \$598,338. The terms of the agreement call for five annual payments \$51,137, beginning on July 23, 2012 with a concluding payment of \$414,000 on July 23, 2017. These payments include interest at 3.00%. This agreement was paid off in the current fiscal year.
- B. Purchase of four motor graders costing \$797,184. The terms of the agreement call for five annual payments \$68,055, beginning on May 3, 2013 with a concluding payment of \$552,000, on May 3, 2018. These payments include interest at 3.00%.
- C. Purchase of four motor graders costing \$838,156. The terms of the agreement call for five annual payments of \$87,340, beginning May 14, 2014 with a concluding payment of \$500,000, on May 14, 2019. These payments include interest of 3.18%.

The following is a schedule of the future minimum lease payments under these capital leases, and the present value of the net minimum lease payments at September 30, 2017:

Year Ending September 30	
2018	\$ 639,340
2019	500,000
Less amount representing interest	(49,115)
Total	\$ 1,090,225

B. Business-type Activities

Loan Payable

FDEP - On July 14, 2004, the County entered into a loan agreement, number WW 74202P, with the State of Florida Department of Environmental Protection (FDEP) for State Revolving Fund financial assistance for a wastewater treatment system at the I-75 exit 80 area (Ellisville). The terms of this agreement call for a total loan amount of \$755,809 and was \$536,867 when fully disbursed. The loan is payable in one initial payment of \$24,345 and thirty-nine subsequent semi-annual payments of \$17,906 including interest at 1.035%, beginning July 15, 2011. At September 30, 2017, the loan balance was \$446,623.

Also, in conjunction with the project, the County entered into an additional loan with the FDEP (loan number DW 120101 in the amount of \$906,797. This loan is payable in forty semi-annual payments of \$43,070 including interest at 2.65%, beginning on January 15, 2011. At September 30, 2017, the balance of the loan was \$576,888.

In the 2011 fiscal year, the County received an additional loan from FDEP (loan number DW 120400) in the amount of \$1,360,903, of which \$1,156,768 in principal was forgiven. This loan is payable in forty semi-annual payments of \$6,784 including interest at 2.71%, beginning August 15, 2011. At September 30, 2017, the balance of the loan was \$161,332.

All of these loans are subject to future amendments as to principal amounts, and semi-annual payment amounts and payment inception dates. The following is a schedule of loan payments required under the agreements. Payments are made from associated fund revenue.

Year Ending		DEP	DEP		DEP					
September 30,	DW	/120400	WW74202			D	W12101	lı	nterest	Total
2018	\$	9,445	\$	27,261		\$	73,022	\$	25,081	\$ 134,809
2019		9,704		27,828			74,982		22,969	135,483
2020		9,970		28,407			76,996		20,109	135,482
2021		10,244		28,998			79,064		13,695	132,001
2022		10,525		29,602			81,187		11,064	132,378
Thereafter		102,224		277,822			120,315		30,800	 531,161
Total	\$	152,112	\$	419,918		\$	505,566	\$	123,718	\$ 1,201,314

D. Changes in Long-term Liabilities

Long-term liability activity for the year ended September 30, 2017, was as follows:

	Prior Year Balance					Deletions	Current Year Ending Balance			ue Within One Year	In	crued terest ıyable
Governmental activities:												
Revenue bonds:												
Columbia Bank - Series 2008B	\$	981,439	\$	-	\$	(465,409)	\$	516,030	\$	479,517	\$	424
Hancock Bank Gas Tax Revenue Series 2016		5,858,000		-		(561,000)		5,297,000		570,000		-
First Federal Bank Capital Improvement Series 2016		3,223,127		-		(286,652)		2,936,475		291,720		-
		10,062,566			_	(1,313,061)		8,749,505		1,341,237		424
Capital Leases Payable:												
Ring Investments M9C00251		133,980		-		(133,980)		-		-		-
Ring Investments M9C00252		133,980		-		(133,980)		-		-		-
Ring Investments M9C00254		133,980		-		(133,980)		-		-		-
Ring Investments M9C00285		146,596		-		(12,615)		133,981		133,981		1,619
Ring Investments M9C00286		146,596		-		(12,615)		133,981		133,981		1,619
Ring Investments M9C00316		146,597		-		(12,616)		133,981		133,981		1,619
Ring Investments M9C00323		146,597		-		(12,616)		133,981		133,981		1,618
Ring Investments M9C00418		155,467		-		(16,892)		138,575		17,428		1,642
Ring Investments M9C00417		155,467		-		(16,892)		138,575		17,428		1,642
Ring Investments M9C00419		155,467		-		(16,892)		138,575		17,428		1,642
Ring Investments M9C00428		155,467				(16,891)		138,576		17,428		1,642
		1,610,194			_	(519,969)		1,090,225		605,636		13,043
Other Liabilities:												
Compensated Absences		2,199,464		-		(104,417)		2,095,047		314,257		-
Net pension liability		33,484,300		2,788,659				36,272,959		4,722,189		-
	\$	47,356,524	\$	2,788,659	\$	(1,937,447)	\$	48,207,736	\$	5,036,446	\$	13,467
BUSINESS ACTIVITIES												
Loan agreements payable:												
Department of Environmental Regulation		1,184,843				(107,247)		1,077,596		107,009		5,726
Other Liabilities		05.000		40.505				45.044				
Compensated Absences		35,029		10,585		-		45,614		6,392		-
Estimated liability for landfill closure		9,785,167		-		3,915,538		5,869,629		921,820		-
Net pension liability		397,859	Ф.	439,249	•	(202 452)	•	837,108	Φ.	106,225	_	F 700
	\$	10,218,055	\$	449,834	\$	(202,459)	\$	11,402,898	\$	1,034,437	\$	5,726

NOTE 11. LANDFILL CLOSURE AND POSTCLOSURE COSTS

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

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

\$5,869,629 is reported as landfill closure and postclosure care liability at September 30, 2017, represents the cumulative amount reported to date based on the use of 10.3 years of the estimated capacity of the landfill. The County will recognize the remaining estimated cost of closure and postclosure care as the remaining estimated capacity is filled. These amounts are based on what it would cost to perform all closure and annual postclosure care in 2017. The County expects to close this landfill cell in the year 2018. Actual cost may be higher because of inflation, changes in technology, or changes in regulations.

The County is required by state and federal laws and regulations to make annual contributions to an escrow account to finance closure. The County is in compliance with these requirements, and at September 30, 2017, restricted cash and investments of \$7,385,728 are held for its purpose. The County expects future inflation costs to be paid from interest earnings on these annual contributions. However, if interest earnings are inadequate or additional postclosure care requirements are determined (because of changes in technology or applicable laws and regulations, for example), these costs may need to be covered by charges to future landfill users or from other future revenues of the County.

NOTE 12. OPERATING LEASES

The County leases office space and equipment under various long-term operating lease commitments with noncancellable terms. Scheduled minimum rental payments for succeeding fiscal years ending September 30, are as follows:

Year Ending	
September 30	
2018	\$ 343,026
2019	163,178
2020	50,365
2021	7,478
2022	1,513
	\$ 565,560

Lease expense for the fiscal year ended September 30, 2017 was \$404,067.

NOTE 13. RETIREMENT PLANS

Florida Retirement System:

General Information - All of the County's employees participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan"). Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan ("Investment Plan") alternative to the FRS Pension Plan, which is administered by the State Board of Administration ("SBA"). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, Florida Statutes, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or from the Web site:

www.dms.myflorida.com/workforce_operations/retirement/publications.

Pension Plan

<u>Plan Description</u> – The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program ("DROP") for eligible employees.

Benefits Provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. For Pension Plan members enrolled before July 1, 2011, Regular class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits. Special Risk Administrative Support class members who retire at or after age 55 with at least six years of credited service or 25 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with

25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% of their final average compensation based on the five highest years of salary for each year of credited service. Senior Management Service class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% of their final average compensation based on the five highest years of salary for each year of credited service. Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

In addition to the above benefits, the DROP program allows eligible members to defer receipt of monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants

Contributions – Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute three percent of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from October 1, 2016 through June 30, 2017 and from July 1, 2017 through September 30, 2017, respectively, were as follows: Regular—7.52% and 7.92%; Special Risk Administrative Support—28.06% and 34.63%; Special Risk—22.57% and 23.27%; Senior Management Service—21.77% and 22.71%; Elected Officers'—42.47% and 45.50%; and DROP participants—12.99% and 13.26%. These employer contribution rates include 1.66% and 1.66% HIS Plan subsidy for the periods October 1, 2016 through June 30, 2017 and from July 1, 2017 through September 30, 2017, respectively.

The County's contributions to the Pension Plan totaled \$2,933,891 for the fiscal year ended September 30, 2017.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2017, the County reported a liability of \$29,895,132 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of July 1, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2017. The County's proportionate share of the net pension liability was based on the County's 2016-17 fiscal year contributions relative to the 2015-16 fiscal year contributions of all participating members. At June 30, 2017, the County's proportionate share was .10107 percent, which was

an increase (decrease) of (.001985) percent from its proportionate share measured as of June 30, 2015.

For the fiscal year ended September 30, 2017, the County recognized pension expense of \$5,221,187. In addition the County reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Barrie Authori	Deferred Outflows		Deferred Inflows		
Description		f Resources	of Resources		
Differences between expected and actual experience	\$	2,743,654	\$	(165,604)	
Changes in assumptions		10,046,875		-	
Net difference between projected and actual earnings on Pension Plan investments		-		(740,876)	
Changes in proportion and differences between County Pension Plan contributions and proportionate share of contributions		1,780,610		(986,225)	
County Pension Plan contributions subsequent to the measurement date		748,226		<u>-</u>	
Total	\$	15,319,365	\$	(1,892,705)	

The deferred outflows of resources related to the Pension Plan, totaling \$748,226 resulting from County contributions to the Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

Fiscal Year Ending	
September 30	
2018	\$ 1,654,860
2019	4,398,500
2020	3,075,436
2021	628,384
2022	2,125,327
Thereafter	795,927
	\$ 12,678,434

<u>Actuarial Assumptions</u> – The total pension liability in the July 1, 2017 actuarial valuation was determined using the following actuarial assumption, applied to all period included in the measurement:

Inflation 2.60 %

Salary increases 3.25%, average, including inflation Investment rate of return 7.10%, net of pension plan investment

expense, including inflation

Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

The actuarial assumptions used in the July 1, 2017, valuation were based on the results of an actuarial experience study for the period July 1, 2008 through June 30, 2013.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.00%	3.00%	3.00%	1.80%
Fixed income	18.00%	4.50%	4.40%	4.20%
Global equity	53.00%	7.80%	6.60%	17.00%
Real estate (property)	10.00%	6.60%	5.90%	12.80%
Private equity	8.00%	11.50%	7.80%	30.00%
Strategic investments	12.00%	6.10%	5.60%	9.70%
Total	102.00%			
Assumed Inflation - mean			2.60%	1.90%

(1) As outlined in the Pension Plan's investment policy

<u>Discount Rate</u> - The discount rate used to measure the total pension liability was 7.10%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the County's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the County's proportionate share of the net pension liability calculated using the discount rate of 7.10%, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.10%) or one percentage point higher (8.10%) than the current rate:

	Current				
	1% Decrease	D	iscount Rate		1% Increase
	(6.10%)		(7.10%)		(8.10%)
County's proportionate share of the			_		
net pension liability	\$54,108,383	\$	29,895,132	\$	9,792,586

<u>Pension Plan Fiduciary Net Position</u> - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

<u>Payables to the Pension Plan</u> - At September 30, 2017, the County reported a payable in the amount of \$183,545 for outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2017.

HIS Plan

<u>Plan Description</u> – The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

<u>Benefits Provided</u> – For the fiscal year ended September 30, 2017, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

<u>Contributions</u> – The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2017, the HIS contribution for the period October 1, 2016 through June 30, 2017 and from July 1, 2017 through September 30, 2017 was 1.66% and 1.66%, respectively. The County contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contribution are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The County's contributions to the HIS Plan totaled \$357,107 for the fiscal year ended September 30, 2017.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2017, the County reported a liability of \$7,214,935 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2016. The County's proportionate share of the net pension liability was based on the County's 2016-17 fiscal year contributions relative to the 2015-16 fiscal year contributions of all participating members. At June 30, 2017, the County's proportionate share was .06747 percent, which was an increase of .00002 percent from its proportionate share measured as of June 30, 2016.

For the fiscal year ended September 30, 2017, the County recognized pension expense of \$578,025. In addition the County reported deferred outflows of resources and deferred in flows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources		
Differences between expected and actual experience	\$ -	\$	(15,023)	
Changes in assumptions	1,014,172		(623,883)	
Net difference between projected and actual earnings on HIS Plan investments	4,001		-	
Changes in proportion and differences between County HIS Plan contributions and proportionate share of contributions	256,259		(126,927)	
County HIS Plan contributions subsequent to the measurement date	97,459		-	
Total	\$ 1,371,891	\$	(765,833)	

The deferred outflows of resources related to the HIS Plan, totaling \$97,459 resulting from County contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending	
September 30	
2018	\$ 158,550
2019	157,536
2020	157,048
2021	117,741
2022	46,432
Thereafter	(128,708)
	\$ 508,599

<u>Actuarial Assumptions</u> – The total pension liability in the July 1, 2017, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation 2.60 %

Salary increases 3.25%, average, including inflation

Municipal bond rate 3.58 %

Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

The actuarial assumptions used in the July 1, 2017, valuation were based on the results of an actuarial experience study for the period July 1, 2008 through June 30, 2013.

<u>Discount Rate</u> - The discount rate used to measure the total pension liability was 3.58%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the County's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the County's proportionate share of the net pension liability calculated using the discount rate of 3.58%, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (2.58%) or one percentage point higher (4.58%) than the current rate:

			Current		
					1% Increase
					(4.58%)
County's proportionate share of the					_
net pension liability	\$ 8,233,197	\$	7,214,935	\$	6,366,780

<u>Pension Plan Fiduciary Net Position</u> - Detailed information regarding the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

<u>Payables to the Pension Plan</u> - At September 30, 2017, the County reported a payable in the amount of \$24,912 for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2017.

Investment Plan

The SBA administers the defined contribution plan officially titled the FRS Investment Plan. The investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. County employees participating in DROP are not eligible to participate in the Investment Plan. Employer and

employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of plan members. Allocations to the investment member's accounts during the 2016-17 fiscal year, as established by Section 121.72, Florida Statutes, are based on a percentage of gross compensation, by class, as follows: Regular class 3.30%, Special Risk Administrative Support class 4.95%, Special Risk class 11.00%, Senior Management Service class 4.67% and County Elected Officers class 8.34%.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2017, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the County.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The County's had no pension expense for the Investment Plan for the fiscal year ended September 30, 2017.

NOTE 14. FUND BALANCES GOVERNMENTAL FUNDS

As of September 30, 2017, fund balances of the governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constitutional provisions, charter requirements or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes determined by a formal action of the Board of County Commissioners (BCC). The BCC is the highest level of decision making

authority for the County. Commitments may be established, modified, or rescinded only through resolutions approved by the BCC.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. Under current practices, the assignment of amounts for specific purposes is approved by the Board of County Commissioners.

Unassigned - all other spendable amounts.

Fund balances designations are as follows:

	C	ommitted		Assigned Restricted		Nonspendable		Unassigned		
General Fund: Judges fund reserve	\$		\$	49,106	\$		\$	_	\$	_
SRWMD mitigation reserve	Ψ	940,532	Ψ	4 5,100	Ψ	_	Ψ	-	Ψ	-
Southside Recreation Center		340,032		625,453		_		_		_
Utilities fund advance		_		-		_		971,030		-
Debt covenant		_		_		1,000,000		-		-
Vessel registration fees		_		_		29,785		_		-
Donations		_				20,100		_		-
Other		_		_		_		_		_
Undesignated		_		_		_		_	12,051,	015
Chaosig.tatou	\$	940,532	\$	674,559	\$	1,029,785	\$	971,030	\$ 12,051,	
Other governmental funds:										
Board of County Commissioners										
Capital Projects - County Facilities	\$	-	\$	4,462,804	\$	-	\$	-	\$	-
Community Development Block Grant		-		-		-		-		-
Connector Road Project		-		-		-		-		-
County Transportation Trust		-		-		5,532,141		93,091		-
Court Reporters		19,039		-		-		-		-
Court Services		-		-		899,640		-		_
Economic Development		-		468,393		-		44,998		_
Impact Fees		-		-		298,936		-		_
Law Enforcement Special		-		-		38,606		-		
Library Enhancement Grant		-		-		468,622		-		
Municipal Services Benefit Unit		-		-		4,136,164		-		_
Paving Assessments		-		-		161,029		-		_
Road Improvement		-		8,198,873		-		-		-
Road Improvement Debt Service		-		-		95,997		-		_
Sheriff Special Revenue		-		-		4,080,954		-		_
SHIP		_		-		13,516		-		_
Tourist Development Tax		-		-		2,264,929		-		
Clerk of Courts										
Public Records Modernization Trust		-		-		192,667		-		_
Reserved 10%		-		-		137,822		-		_
Teen Court		-		-		(5,995)		-		-
Sheriff										
Work Program		_		-		10,216		-		_
Forfeiture Fund		-		-		30,426		-		
Forfeiture Nongrant		-		-		164,973		-		
Inmate Welfare		-		-		350,897		_		_
Minimum Standards School		-		-		19,648		-		_
Total other governmental funds		19,039		13,130,070		18,891,188		138,089		-
Total	\$	959,571	\$	13,804,629	\$	19,920,973	\$	1,109,119	\$ 12,051,	015

Fund Balance Policy

The County has adopted a fund balance policy to maintain targeted levels of fund balance for all governmental funds. For the General Fund, the County's policy is to maintain a minimum level of unrestricted fund balance (the sum of the assigned and unassigned components of fund balance). The target level is no less than 25% and no more than 30% of General Fund annual expenditures.

For special revenue funds, there are typically no requirements for a specific reservation of fund balance but the County uses several special revenue funds as special operating funds for specific programs such as the Transportation Trust Fund and Municipal Services Fund. For these special revenue operating funds, the County has established a minimum level of fund balance. Such funds should maintain no less than 20% and no more that 30% of the fund specific annual expenditures.

In addition to minimum fund balance levels for the General Fund and major special revenue operating funds, the County also established a minimum level of fund balance for all other funds (including enterprise funds) similar to the above requirements.

Replenishment of Fund Balance Deficits

Each year during the budget process, fund balance levels are reviewed and compared to the targeted levels established in the fund balance policy. In the event fund balance levels fall below the targeted levels or, have not been met, a designated amount shall be set aside each year to fund balance so that the targeted amounts will be restored.

Utilization of Fund Balance

The County may approve, in its annual budgeting process, the use of fund balance either for specifically identified needs or as a designated reserve. The Board must always approve the use of designated reserves. In the event that targeted fund balance levels are met, the Board may approve the use of any excess for any lawful purpose. The Board may also establish additional reserves or designations of fund balance as may be needed such as a Disaster Contingency Reserve.

NOTE 15. CONTINGENT LIABILITIES

Grants – Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the state and federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. At September 30, 2017 the Department of Homeland Security, Office of the Inspector General, questioned costs of \$1,771,894 related to the FEMA Tropical Storm Debby grant of June 2012. The County is contesting this finding and the final determination by FEMA regarding any refunding of these costs is not known.

Litigation – The County is defendant in various pending or threatened litigation. Although the outcome of these lawsuits is not presently determinable, in the opinion of the County Attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the County.

NOTE 16. RISK MANAGEMENT

The County participates in various public entity risk pools for certain of its insurance coverages. Under these insurance risk pools, the County's entity risk pool pays annual premiums to the pools for its insurance coverages. The agreements for formation of the pools provide that the pools will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of specific amounts.

The County continues to carry commercial insurance for other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

The pooling agreements allow for the pools to make additional assessments to make the pools self-sustaining. It is not possible to estimate either the amount of such additional assessments, which might have to be paid by the County or the losses which might have to be borne by the County.

The Sheriff utilizes a pooled, self-funded health plan to provide comprehensive medical benefits to the employees, retirees and their dependents. It is funded by contributions from the Sheriff's Office and employees. In compliance with *Florida Statute* Section 112.08, an actuarial review of the Plan demonstrates the current rate structure of the Plan plus the current net assets available for benefits appears adequate to support current outstanding claims as well as those projected claims and expenses for the next Plan year.

Excess insurance is purchased from a commercial carrier to provide a specific claim and aggregate limits coverage. Specific claim coverage benefits the covered individual by providing unlimited coverage to begin where a specific claim exceeds \$70,000 plus an additional corridor of \$142,922. Aggregate limits coverage limits the Sheriff's total risk exposure. This coverage provides the Sheriff with an additional \$1,000,000 in coverage for the coverage year when the costs of total claims paid less the total paid under the specific claim excess coverage exceeds 125% of the expected claims for the current Plan year.

The Sheriff uses an internal service fund to account for risks from medical benefit claims. Claim expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. At September 30, 2017, the amount of these liabilities was \$(148,227). This liability has been determined based on an actuarial evaluation of all claims reported and all claims incurred but not reported (IBNR), as of September 30, 2017. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of payouts and other economic and social factors.

Reconciliation of Claims Liabilities for Medical Benefits

	As of September 30, 2017
Unpaid claims and adjustment expense at beginning of year	\$ -
Incurred claims and claim adjustment expenses (A) Provision for insured events of current fiscal year	1,216,219
(B) Increases (decreases) in provision for insured events of prior fiscal years	-
Total incurred claims and claim adjustment expenses	1,216,219
Payments	
(A) Claims and claim adjustment expense attributable to insured claims of current fiscal year	1,364,446
(B) Claims and claim adjustment expenses attributable to insured events of prior fiscal year	
Total payments	1 ,364,446
Unpaid claims and claim adjustment expense at end of year	\$ (148,227)

NOTE 17. CONSTRUCTION COMMITMENTS

During the year, the County had in progress several construction projects including road improvements and facilities renovations. At year end, the significant portion of these related construction commitments were completed and existing funds had been earmarked for any incomplete projects.

NOTE 18. OTHER POST-EMPLOYMENT BENEFITS (OPEB)

The County is legally required to include any retirees for whom it provides health insurance coverage in the same insurance pool as its active employees, whether the premiums are paid by the County or the retiree. Participating retirees are considered to receive a secondary benefit known as an "implicit rate subsidy." This benefit relates to the assumption that the retirees are receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the county younger and statistically healthier active employees. GASB Statement 45 requires governments to report this cost and related liability in its financial statements.

Due to the fact that only a few retirees participated in the plan during the year, management determined that its OPEB obligation at year end would be of a de minimis amount. Management will monitor this situation in the future and take appropriate steps to properly comply with this GASB Statement.

NOTE 19. PRIOR PERIOD ADJUSTMENT

The prior period retained earnings of the Landfill Fund was adjusted in the current year for a change in the estimate of long-term landfill closure costs. The adjustment was an increase to the net position and a decrease in the landfill closure liability as follows:

	Beginning				Adjusted		
	Balance		Adjustment	Balance			
Net Position	\$	8,603,827	\$ 3,915,538	\$	12,519,365		
Estimated Landfill Closure Liability	\$	9,785,167	\$ (3,915,538)	\$	5,869,629		

REQUIRED SUPPLEMENTARY INFORMATION

COLUMBIA COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

				Variance with Final
				Budget
	Budgeted	Amounts		Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES				
Taxes	\$ 23,399,519	\$ 23,399,519	\$ 22,570,572	\$ (828,947)
Licenses, permits, special assessments	20,000	20,000	19,096	(904)
Intergovernmental	5,355,501	6,673,869	5,894,111	(779,758)
Charges for services	2,072,020	2,122,020	2,148,722	26,702
Fines and forfeitures	78,000	78,000	68,712	(9,288)
Interest	80,000	80,000	129,485	49,485
Miscellaneous	87,500	179,755	196,327	16,572
Total revenues	31,092,540	32,553,163	31,027,025	(1,526,138)
EXPENDITURES				
Current operating:				
General government	4,681,286	4,842,991	4,750,340	92.651
Public safety	3,182,395	4,416,867	3,437,056	979,811
Physical environment	1,321,219	1,326,219	1,217,589	108,630
Economic environment	178,870	189,988	172,403	17,585
Human services	2,940,273	2,952,239	2,649,605	302,634
Culture/recreation	600,163	634,121	696,725	(62,604)
Capital outlay:	,	,	,	(- , ,
General government	170,000	133,964	131,431	2,533
Public safety	11,000	491,071	94,554	396,517
Physical environment	20,000	30,375	29,090	1,285
Culture/recreation	, -	1,688,209	28,568	1,659,641
Total expenditures	13,105,206	16,706,044	13,207,361	3,498,683
F				
Excess of revenues over	47.007.004	45.047.440	47.040.004	4 070 545
expenditures	17,987,334	15,847,119	17,819,664	1,972,545
Other Financing Sources (Uses)				
Sale of fixed assets	-	-	2,765	2,765
Transfers in	300,000	476,617	673,200	196,583
Transfers out	(17,401,300)	(18,058,037)	(18,056,877)	1,160
Total other financing sources (uses)	(17,101,300)	(17,581,420)	(17,380,912)	200,508
Net change in fund balance	886,034	(1,734,301)	438,752	2,173,053
Fund balance, beginning of year	15,228,169	15,228,169	15,228,169	-
Fund balance, end of year	\$ 16,114,203	\$ 13,493,868	\$ 15,666,921	\$ 2,173,053

COUNTY TRANSPORTATION TRUST FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

	Budgeted	I Amounts		Variance with Final Budget Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES				
Taxes	\$ 4,230,000	\$ 4,230,000	\$ 4,140,232	\$ (89,768)
Intergovernmental	4,712,000	4,712,000	4,768,869	56,869
Charges for services	6,500	6,500	5,265	(1,235)
Interest	15,000	15,000	36,668	21,668
Miscellaneous	120,000	352,743	418,418	65,675
Total revenues	9,083,500	9,316,243	9,369,452	53,209
EXPENDITURES				
Current operating:				
Physical environment	-	19,335	12,197	7,138
Transportation	8,087,761	8,233,919	6,725,236	1,508,683
Capital outlay:	-,,	-,,-	-, ,	,,
Transportation	527,000	729,615	577,233	152,382
Debt service:	,	-,-	,	,
Principal	192,000	372,080	519.970	(147,890)
Interest	41,400	41,400	49,428	(8,028)
Total expenditures	8,848,161	9,396,349	7,884,064	1,512,285
F				
Excess of revenues over	005 000	(00.400)	4 405 000	4 505 404
expenditures	235,339	(80,106)	1,485,388	1,565,494
Other Financing Sources				
Sale of surplus equipment	-	50,000	350,039	300,039
Transfers out	(725,000)	(725,000)	(725,000)	-
Total other financing sources	(725,000)	(675,000)	(374,961)	300,039
Net change in fund balance	(489,661)	(755,106)	1,110,427	1,865,533
Fund balance, beginning of year	4,514,805	4,514,805	4,514,805	
Fund balance, beginning of year Fund balance, end of year	\$ 4,025,144	\$ 3,759,699	\$ 5,625,232	\$ 1,865,533
i and balance, end of year	Ψ 7,023,144	Ψ 3,133,033	Ψ 0,020,232	Ψ 1,000,000

MUNICIPAL SERVICES FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

		I Amounts		Variance with Final Budget Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES				
Taxes	\$ 780,000	\$ 780,000	\$ 780,000	\$ -
Licenses, permits and assessments	9,455,600	9,455,600	8,832,825	(622,775)
Intergovernmental	245,250	261,286	295,190	33,904
Charges for services	13,100	13,100	48,588	35,488
Interest	18,000	18,000	30,926	12,926
Miscellaneous	33,300	34,353	79,763	45,410
Total revenues	10,545,250	10,562,339	10,067,292	(495,047)
EXPENDITURES				
Current operating:				10.1-0
General government	346,185	344,527	326,369	18,158
Public safety	5,804,244	5,946,377	5,858,750	87,627
Physical environment	3,580,091	3,580,091	3,495,411	84,680
Economic environment	9,850	13,508	13,507	1
Capital outlay:				
Public safety	-	863,933	183,902	680,031
Debt service:				
Principal	286,673	286,673	286,652	21
Interest	54,497	54,497	54,518	(21)
Total expenditures	10,081,540	11,089,606	10,219,109	870,497
Excess of revenues over expenditure	463,710	(527,267)	(151,817)	375,450
Other Financing Sources (Uses)				
Sale of fixed asses	-		199,800	199,800
Total other financing sources (uses)			199,800	199,800
Net change in fund balance	463,710	(527,267)	47,983	575,250
Fund balance, beginning of year	4,088,181	4,088,181	4,088,181	, <u>-</u>
Fund balance, end of year	\$ 4,551,891	\$ 3,560,914	\$ 4,136,164	\$ 575,250

CLERK OF CIRCUIT COURT OPERATING FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

				Variance with
				Final
				Budget
	Budgeted			Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES				
Intergovernmental	\$ 146,948	\$ 146,948	\$ 133,249	\$ (13,699)
Charges for services	1,673,038	1,627,930	1,585,553	(42,377)
Fines and forfeitures			25,842	25,842
Total revenues	1,819,986	1,774,878	1,744,644	(30,234)
EXPENDITURES				
Current operating:				
General government	786,264	786,264	750,483	35,781
Court-related	1,430,986	1,484,774	1,387,559	97,215
Total expenditures	2,217,250	2,271,038	2,138,042	132,996
Excess of revenues over (under)				
expenditures	(397,264)	(496,160)	(393,398)	102,762
Other financing sources				
Interfund transfers in	397,264	496,160	393,398	(102,762)
Total other financing sources	397,264	496,160	393,398	(102,762)
Net change in fund balance	-	-	-	-
Food belongs beginning of				
Fund balance, beginning of year		-	-	
Fund balance, end of year	\$ -	\$ -	\$ -	\$ -

SHERIFF OPERATING FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

Budgeted Amounts Positiv Original Final Actual Amounts (Negativ	•
Original Final Actual Amounts (Negative	<u>(e)</u>
- 1.6a. 1a. 1a. 1a. 1a. 1a. 1a. 1a. 1a	
REVENUES	
Intergovernmental \$ - \$ - \$ 116,455 \$ 116,	455
Charges for services 102,491 102,	491
Miscellaneous 156,271 156,	271
Total revenues - - 375,217 375,	217
EXPENDITURES	
Current operating:	
Public safety 13,495,542 13,583,542 13,150,519 433,	023
Capital outlay:	
Public safety 370,000 577,100 576,289	811
Total expenditures 13,865,542 14,160,642 13,726,808 433,	834
Excess of revenues over	
expenditures (13,865,542) (14,160,642) (13,351,591) 809,	051
Other Financing Sources	
Transfers in 13,865,542 14,160,642 13,351,591 (809,	051)
Total other financing sources 13,865,542 14,160,642 13,351,591 (809,	051)
Net change in fund balance	-
Fund balance, beginning of year	-
Fund balance, end of year \$ - \$ - \$	

ECONOMIC DEVELOPMENT FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

				Variance with Final Budget
		ted Amounts	-	Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES	A 4005.00		4.004.077	A (0.40.000)
Intergovernmental	\$ 1,225,00		\$ 1,284,977	\$ (249,909)
Interest	5,00	5,000	3,558	(1,442)
Miscellaneous			1,400	1,400
Total revenues	1,230,00	1,539,886	1,289,935	(249,951)
EXPENDITURES Current operating				
Economic environment	452,19	1 755,577	567,949	187,628
Capital outlay	102,20	,	331,313	
Economic environment		- 6,500	6,150	350
Debt service:		-,	-,	
Principal	465,20	4 465,204	465,409	(205)
Interest	24,59	•	24,389	205
Total expenditures	941.98		1,063,897	187,978
Excess of revenues over				
expenditures	288,01	1 288,011	226,038	(61,973)
Other Financing (Uses)				
Transfers out	(1,015,00	0) (225,000)	(225,000)	_
Total other financing (uses)	(1,015,00	<u> </u>		
Net change in fund balance	(726,98	<u> </u>	1,038	(61,973)
J	(123,30	33,011	=,500	(02,010)
Fund balance, beginning of year	512,35	3 512,353	512,353	_
Fund balance, end of year	\$ (214,63	,	\$ 513,391	\$ (61,973)
•		<u> </u>		

COUNTY FACILITIES FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

		Amounts Final	Actual Amounts	Variance with Final Budget Positive
REVENUES	Original	Finai	Actual Amounts	(Negative)
	\$ 5,260,000	\$ 5.320.000	\$ -	¢ (E 330 000)
Intergovernmental	\$ 5,260,000	+ -,,	·	\$ (5,320,000) \$ 28.250
Charges for services	-	3,575	31,825	+,
Total revenues	5,260,000	5,323,575	31,825	(5,291,750)
EXPENDITURES				
Current expenditures:				
General government	325,362	258,553	173,190	85,363
Public safety	71,000	71,000	99,444	(28,444)
Physical environment	302,000	304,846	20,070	284,776
Transportation	-	10,000	-	10,000
Culture/recreation	530,250	441,897	256,882	185,015
Capital outlay:				
Public safety	9,000,000	9,000,000	1,869,275	7,130,725
Physical environment	2,260,000	2,257,304	39,830	2,217,474
Culture/recreation	496,000	788,773	655,987	132,786
Total expenditures	12,984,612	13,132,373	3,114,678	10,017,695
Excess of revenues over expenditures	(7,724,612)	(7,808,798)	(3,082,853)	4,725,945
Other financing sources (uses)				
Interfund transfers in	1,475,000	1,475,000	1,475,000	_
Interfund transfers out	-	-	, , , <u>-</u>	_
Total other financing sources (uses)	1,475,000	1,475,000	1,475,000	
Net change in fund balance	(6,249,612)	(6,333,798)	(1,607,853)	4,725,945
Fund balance, beginning of year	6,070,657	6,070,657	6,070,657	-
Fund balance, end of year	\$ (178,955)	\$ (263,141)	\$ 4,462,804	\$ 4,725,945
	. (-,)	. (,,		. , ,

ROAD IMPROVEMENT FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL

For the Fiscal Year Ended September 30, 2017

				Variance with Final
	Budgeted	Amounts		Budget Positive
	Original	Final	Actual Amounts	(Negative)
REVENUES				
Taxes	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Intergovernmental	7,665,230	8,321,908	931,828	(7,390,080)
Interest			40,678	40,678
Total revenues	7,815,230	8,471,908	1,122,506	(7,349,402)
EXPENDITURES				
Current operating:				
Transportation	406,250	787,938	4,600	783,338
Capital outlay:				
Transportation	16,243,896	16,820,924	2,956,715	13,864,209
Total expenditures	16,650,146	17,608,862	2,961,315	14,647,547
Excess of revenues over				
expenditures	(8,834,916)	(9,136,954)	(1,838,809)	7,298,145
Other Financing Sources				
Transfers in	825,000	825,000	829,262	4,262
Total other financing sources	825,000	825,000	829,262	4,262
Net change in fund balance	(8,009,916)	(8,311,954)	(1,009,547)	7,302,407
Fund balance, beginning of year	9,208,420	9,208,420	9,208,420	-
Fund balance, end of year	\$ 1,198,504	\$ 896,466	\$ 8,198,873	\$ 7,302,407

SCHEDULE OF THE COUNTY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY FLORIDA RETIREMENT SYSTEM LAST FOUR FISCAL YEARS

	2017	2016	2015	2014
County's proportion of the net pension liability				
Retirement	0.1011%	0.1031%	0.0980%	0.0918%
Health insurance subsidy	0.0675%	0.0675%	0.0672%	0.0675%
County's proportionate share of the net pension liability				
Retirement	\$ 29,895,132	\$ 26,020,964	\$ 12,652,261	\$ 6,073,497
Health insurance subsidy	7,214,936	7,861,195	6,853,010	5,603,796
Total	\$ 37,110,068	\$ 33,882,159	\$ 19,505,271	\$11,677,293
County's covered payroll	\$ 22,085,094	\$ 21,502,670	\$ 21,254,324	\$20,866,802
County's proportionate share of the net pension liability as a percentage of				
its covered employee payroll	168.03%	157.57%	91.77%	55.96%
Plan fiduciary net position as a percentage of the				
total pension liability	83.89%	84.88%	92.00%	96.09%

GASB 68 requires information for 10 years. Until a full 10 year trend has been compiled, only those years for which information is available has been presented.

SCHEDULE OF THE COUNTY'S CONTRIBUTIONS FLORIDA RETIREMENT SYSTEM LAST FOUR FISCAL YEARS

	 2017	 2016	 2015	 2014
Contractually required contributions				
Pension plan	\$ 2,933,891	\$ 3,081,793	\$ 2,603,392	\$ 2,366,976
Health insurance subsidy	357,107	345,742	340,622	301,780
	\$ 3,290,998	\$ 3,427,535	\$ 2,944,014	\$ 2,668,756
Contributions in relation to the contractually required contributions	\$ 3,290,998	\$ 3,427,535	\$ 2,944,014	\$ 2,608,294
Contribution deficiency	\$ -	\$ -	\$ -	\$ -
County's covered employee payroll	\$ 22,085,094	\$ 21,502,670	\$ 21,254,324	\$ 20,866,802
Contributions as a percentage of covered employee payroll	14.90%	15.94%	13.85%	12.50%

GASB 68 requires information for 10 years. Until a full 10 year trend has been compiled, only those years for which information is available has been presented.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION For the Fiscal Year Ended September 30, 2017

NOTE 1. BUDGETARY INFORMATION

An annual budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America for the governmental and enterprise funds. All annual appropriations lapse at fiscal year end.

The County generally follows these procedures in establishing the budgetary data for the governmental and enterprise funds as reflected in the financial statements:

- 1. Prior to September 30, the County Manager, serving as Budget Officer, submits to the Board of County Commissioners (BOCC) a tentative budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- 2. Public hearings are conducted by the BOCC to obtain taxpayer comments.
- 3. Prior to September 30, the budget is legally enacted through passage of a resolution by the BOCC.
- 4. The Constitutional Officers submit, at various times prior to September 30, to the BOCC and to certain divisions within the Department of Revenue, State of Florida, a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them, as set forth in Chapter 129 of the *Florida Statutes*.
- 5. The Department of Revenue, State of Florida, has the final authority on the operating budgets for the Tax Collector and Property Appraiser, which are classified as separate special revenue funds.
- 6. The BOCC is authorized to amend fixed appropriations by motion to the extent that appropriations do not exceed the total approved budget of the fund, or appropriate for special purpose intended, reserves or unanticipated receipts. Appropriations lapse at year end. No supplemental appropriations were necessary during the year. Various such amendments were made during the year.
- 7. Formal budgetary integration is employed as a management control device in all governmental and enterprise funds.
- 8. Governmental fund budgets are initially adopted on the modified accrual basis. The legally amended budgetary data presented in the accompanying financial statements for the fiscal year ending September 30, 2017 are shown on this basis of accounting. Therefore, the actual and budgetary data are on a comparable basis.
- 9. Enterprise fund budgets are adopted on the accrual basis except that depreciation is not budgeted.
- 10. Legal control of the budget is exercised pursuant to applicable provisions of the *Florida Statutes*.
- 11. Appropriations for the County lapse at the close of the fiscal year.

The following is a comparison of the appropriations to total expenses for the proprietary funds for the fiscal year ended September 30, 2017.

			Variance
			Positive
	Appropriations	Expenses	(Negative)
Enterprise funds			
Landfill enterprise	\$ 4,141,114	\$ 2,769,254	\$ 1,371,860
Utilities	2,508,747	306,123	2,202,624
	\$ 6,649,861	\$ 3,075,377	\$ 3,574,484

NOTE 2. PENSION PLAN

Net Pension Liability

The components of the collective net pension liability of the participating employers for each defined benefit plan for the measurement date of September 30, 2017, are shown below (in thousands):

	FRS	HIS
Total Pension Liability	\$ 183,632,592,000	\$ 10,870,772,218
Plan fiduciary net position	154,053,262,968	178,310,841
Net Pension Liability	\$ 29,579,329,032	\$ 10,692,461,377

Plan Fiduciary Net Position as a Percentage of the Total Pension Liability 83.89% 1.64%

The total pension liability for each plan was determined by the plans' actuary and reported in the plans' valuations dated July 1, 2017. The fiduciary net position used by the actuary to determine the net pension liability (as shown above) was determined on the same basis used by the plan. The fiduciary net position is reported in the financial statements and the net pension liability is disclosed in the notes to the financial statements. Update procedures were not used.

The HIS actuarial valuation was prepared as of July 1, 2016. The fiduciary net position used by the actuary to determine the net pension liability (as shown above) was determined on the same basis used by the Plan. The fiduciary net position is reported in the financial statements and the net pension liability is disclosed in the notes to the financial statements.

Basis for Allocation

The employer's proportionate share reported in the pension allocation schedules was calculated using accrued retirement contributions related to the reporting periods included in the System's fiscal years ending June 30, 2014, 2015, 2016 and 2017, respectively, for employers that were members of the FRS and HIS during those fiscal years. For fiscal year 2017, in addition to contributions from employers the required accrued contributions for the Division (paid on behalf of the Division's employees who administer the Plans) were allocated to each employer on a proportionate basis. The Division administers the Plans, and therefore, cannot allocate a portion of the liability to itself. Although GASB 68 encourages the use of the employers' projected long-term

contribution effort to the retirement plan, allocating on the basis of historical employer contributions is acceptable. The aggregate employer contribution amounts for each fiscal year agree to the employer contribution amounts reported in the system's CAFR for that fiscal year.

The proportion calculated based on contributions for each of the fiscal years presented in the pension allocation schedules was applied to the net pension liability and other pension amounts applicable for that fiscal year to determine each employer's proportionate share of the liability, deferred outflows of resources, deferred inflow of resources and associated pension expense.

For the purposes of the pension allocation schedules, pension amounts are allocated to reporting employers. The pension amounts of participating employers whose payrolls are reported and contributions are remitted by another entity are included in the reporting employer's amounts and will be allocated to the participating employer by the reporting employer.

Actuarial Methods and Assumptions

Actuarial assumptions for both cost-sharing defined benefit plans are reviewed annually by the Florida Retirement System Actuarial Assumptions Conference. The FRS Pension Plan has a valuation performed annually. The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS Pension Plan was completed in 2014 for the period July 1, 2008 through June 30, 2013. Because the HIS Program is funded on a pay-as-you-go basis, no experience study has been completed for that program. The actuarial assumptions that determined the total pension liability for the HIS Program were based on certain results of the most recent experience study for the FRS Pension Plan.

The total pension liability for each cost-sharing defined benefit plan was determined using the individual entry age actuarial cost method. Inflation increases for both Plans is assumed at 2.60%. Payroll growth, including inflation, for both Plans is assumed at 3.25%. Both the discount rate and the long-term expected rate of return used for FRS Pension Plan investments is 7.10%. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return of 7.10%.

Because the HIS Program uses a pay-as-you-go funding structure, a municipal bond rate of 3.58% was used to determine the total pension liability for the program (Bond Buyer General Obligation 20-Bond Municipal Bond Index). Mortality assumptions for both Plans were based on the Generational RP-2000 with Projection Scale BB tables (refer to the valuation reports for more information – See Additional Financial and Actuarial Information).

The following actuarial assumptions applied in 2017:

- FRS: The inflation rate assumption remained at 2.60%, the real payroll growth assumption remained at 0.65%, and the overall payroll growth rate assumption remained at 3.25%. The long-term expected rate of return decreased from 7.60% in 2016 to 7.10%
- HIS: The municipal bonds rate used to determine total pension liability was increased from 2.85% to 3.58%.

FUND INDIVIDUAL AND COMBINING STATEMENTS

COLUMBIA COUNTY, FLORIDA SHERIFF

INTERNAL SERVICE FUND FLORIDA SHERIFF'S MULTIPLE EMPLOYERS TRUST SELF-INSURED CONSORTIUM

STATEMENT OF NET ASSETS AND CHANGES IN NET ASSETS September 30, 2017

Assets	
Cash	\$ 27,163
AR - Stop Loss Reimbursements	128,008
	155,171
<u>Liabilities & Equity</u>	
AP - Carriers	2,268
AP - Line of Credit	60,001
IBNR	148,227_
	210,496
Reserves	
FY 2017 Operating Reserves	<u>\$ (55,325)</u>
Revenue	* * * * * * * * * *
Medical	\$1,249,967
Add'l Claims Funding	231,670
Pharmaceutical Rebates	2,670
Ole line	1,484,307
Claims Olaima Madiaal	4 007 500
Claims - Medical	1,037,533
Claims - Rx	176,087
Claims - Mental Health	2,770
Claims - Refunds/Recoveries	(171)
Claims - Stop Loss - Excess Claims Claims - CY IBNR Actuary	(128,008) 148,227
Claims - Administration	29,300
Ciailis - Autililistration	1,265,738
Other Expenses	1,203,738
Premium - Network Access Fee	8,641
Premium - Care Coordinator	38,568
Premium - Stop Loss	201,735
Fees - Actuary	1,571
Fees - Trust Admin - Health	22,831
Other	548
	273,894
Net Assets Available for Benefits	\$ (55,325)

See notes to financial statements.

COLUMBIA COUNTY, FLORIDA SHERIFF

INTERNAL SERVICE FUND FLORIDA SHERIFF'S MULTIPLE EMPLOYERS TRUST SELF-INSURED CONSORTIUM

STATEMENT OF CHANGES IN FUND BALANCE For the Fiscal Year Ended September 30, 2017

MEMBERSHIP CONTRIBUTIONS	
Health	\$ 1,249,967
Additional Funding	231,670
TOTAL MEMBERSHIP CONTRIBUTIONS	1,481,637
OTHER INCOME	
Pharmacy Rebates	2,670
TOTAL OTHER INCOME	2,670
TOTAL INCOME	\$ 1,484,307
CLAIMS & CLAIM EXPENSES	
Claims Paid - Medical	\$ 1,037,362
Claims Paid - Prescriptions	176,087
Claims Paid - Excess Reimbursements	(128,008)
Claims Paid - Mental Health/Substance Abuse	2,770
Claims Administration - Medical	29,421
Change in Claims Incurred But Not Reported (IBNR)	148,227
TOTAL CLAIMS & CLAIMS EXPENSES	1,265,859
OTHER EXPENSES	
Trust Administration Fee	22,830
Network Access	8,641
Care Coordinator	38,568
Stop Loss	201,735
ACA BenefitSolver	428
Actuary Services	1,571
TOTAL OTHER EXPENSES	273,773
TOTAL EXPENSES	\$ 1,539,632
FUND BALANCE	\$ (55,325)

See notes to financial statements.

COLUMBIA COUNTY, FLORIDA SHERIFF

INTERNAL SERVICE FUND FLORIDA SHERIFF'S MULTIPLE EMPLOYERS TRUST SELF-INSURED CONSORTIUM

STATEMENT OF CASH FLOWS For the Fiscal Year Ended September 30, 2017

	2017			
Cash Flows from Operating Activities				
Change in Net Assets Available	\$	(55,325)		
Adjustments to reconcile operating loss to net cash:				
(used in) provided by operating activities				
Receivables		(128,008)		
Prepaid expenses		-		
Accounts payable and other		2,268		
Due to participating Sheriff offices				
due to administrator		-		
Advance Premiums		-		
Reserve for unpaid claims				
and claims adjustment expenses		148,227		
Net Cash (used in) provided by operating activities	\$	(32,838)		
Cash Flows from Investing Activities				
Line of credit, net	\$	60,001		
Decrease in fair value of investments		-		
Investment income		-		
Purchases of investments and reinvested earnings		-		
Net cash used in investing activities		60,001		
		_		
(Decrease) increase in cash and cash equivalents		27,163		
Cash and cash equivalents, beginning of year		-		
Cash and cash equivalents, end of year	\$	27,163		

Supplemental disclosure of cash flow information See notes to financial statements.

COLUMBIA COUNTY FLORIDA

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

September 30, 2017

											S	pecial	R	Revenue		Funds						
							Pro	perty											Su	pervisor		Tax
				Clerk o	f Court	s	App	raiser						Sheriff					of	Elections	c	Collector
	Publ	ic Records							Mi	nimum												
	Мос	dernization	R	eserved					Sta	ndards				Inmate	F	orfeiture		Work				
		Trust		10 %	Tee	n Court	Ope	rating	s	chool	Fo	rfeiture	١	Welfare	N	ongrant		Program	О	perating	c	Operating
ASSETS			-						-													
Current assets																						
Cash	\$	191,802	\$	130,528	\$	-	\$	54,287	\$	21,863	\$	26,016	\$	385,940	\$	164,973	\$	10,216	\$	50,783	\$	189,256
Accounts receivable		-		-		-		-		-		-		3,947		-		-		-		2,443
Due from other funds		6,635		7,294		1,449		-		-		-		20,688		-		-		-		56,712
Due from other governmental units	s	-		-		-		-		-		4,627		-		-		-		-		-
Prepaid expense		-		-		-		-		-		-				-		-		-		-
Investments		-		-		-		-		-		-		-		-		-		-		-
Total assets	\$	198,437	\$	137,822	\$	1,449	\$	54,287	\$	21,863	\$	30,643	\$	410,575	\$	164,973	\$	10,216	\$	50,783	\$	248,411
LIABILITIES AND FUND BALANCES LIABILITIES Current liabilities																						
Accounts payable	\$	5,770	\$	_	\$	150	\$	_	\$	2,215	\$	217	\$	59,678	\$	_	\$	_	\$	19,015	\$	28,911
Accrued wages		_		_		_		_		_		_		-		_		-		-		-
Accrued payroll liabilities		_		_		_		_		_		_		_		_		-		5,587		14,483
Due to other funds		_		_		7,294		50,161		_		_		_		-		_		26,181		194,097
Due to other governmental units		_		_		_		4,126		_		_		_		-		_		-		10,920
Deposits		_		_		_		_		_		_		_		_		-		_		-
Revenues collected in advance		-		-		_		_		_		-		-		_		-		-		-
Total liabilities		5,770				7,444		54,287		2,215		217		59,678						50,783		248,411
FUND BALANCES			-						-					· · · · · · · · · · · · · · · · · · ·					-			
Nonspendable		-		_		_		-		_		-		_		-		_		_		-
Restricted		192,667		137,822		(5,995)		_		19,648		30,426		350,897		164,973		10,216		-		_
Committed				, -		-		_		-						-		-		-		-
Assigned		-		_		_		_		-		-		-		_		-		_		-
Total fund balances		192,667		137,822		(5,995)				19,648		30,426		350,897		164,973		10,216				
Total liabilities and fund balances	\$	198,437	\$	137,822	\$	1,449	\$	54,287	\$	21,863	\$	30,643	\$	410,575	\$	164,973	\$	10,216	\$	50,783	\$	248,411
			_						_		_				_		_					

(continued)

COLUMBIA COUNTY FLORIDA

NONMAJOR GOVERNMENTAL FUNDS

COMBINING BALANCE SHEET

September 30, 2017

						Special Revenu	ie Funds			Debt Service Fund		pital jects	
							Board of County	Commissioners					
_					Law	Library		Tourist	Sheriff		Paving	Connector	Total Nonmajor
		Court	Court	Impact	Enforcement	Enhancement		Development	Special	Road	Assess-	Road	Governmental
_	Re	porters	Service	Fees	Special	Grant	SHIP	Tax	Revenue	Improvement	me nts	Project	Funds
ASSETS													
Cash	\$	27,918	\$ 560,566	\$ 45,506	\$ 51,111	\$422,548	\$ 59,205	\$ 773,447	\$ 3,270,903	\$ 15,290	\$ 161,508	\$ -	\$ 6,613,666
Accounts and interest receivable		-	-	500	-	-	-	701	-	-	-	-	7,591
Due from other funds		-	12,554	-	-	-	-	-	810,051	-	271	-	915,654
Due from other governmental uni		-	22,012	-	-	85,555	-	94,730	-	80,707	-	-	287,631
Prepaid expense		-	-	-	-	-	-	-	-	-	-	-	-
Investments		-	305,587	252,930	1,495			1,413,199		<u> </u>			1,973,211
Total assets	\$	27,918	\$ 900,719	\$ 298,936	\$ 52,606	\$ 508,103	\$ 59,205	\$ 2,282,077	4,080,954	\$ 95,997	\$ 161,779	\$ -	\$ 9,797,753
LIABILITIES AND FUND BALANCES													
LIABILITIES													
Current liabilities													
Accounts payable	\$	8,879	\$ 701	\$ -	\$ -	\$ 28,049	\$ 25,000	\$ 15,172	=	\$ -	\$ 750	\$ -	194,507
Accrued wages payable			378	· -	· -	11,432	-	1,976	_	· .	_	<u>-</u>	13,786
Accrued payroll liabilities		-	-	_	_		_	· -	_	-	_	_	20,070
Due to other funds		-	-	_	14,000	-	_	_	-	-	_	_	291,733
Due to other governmental units		-	-	_	· -	-	_	_	-	-	_	_	15,046
Deposits		-	-	-	-	-	-	-	-	-	-	_	-
Revenues collected in advance		-	-	=	-	-	20,689	-	-	_	_	_	20,689
Total liabilities		8,879	1,079		14,000	39,481	45,689	17,148	-		750	-	555,831
FUND BALANCES													
Nonspendable		-	-	-	-	-	-	-	-	-	-	-	-
Restricted		-	899,640	298,936	38,606	468,622	13,516	2,264,929	4,080,954	95,997	161,029	_	9,222,883
Committed		19,039	-	=	=	-	=	-	=	-	-	-	19,039
Assigned		-	-	-	-	-	-	-	-	-	-	-	-
Total fund balances		19,039	899,640	298,936	38,606	468,622	13,516	2,264,929	4,080,954	95,997	161,029	-	9,241,922
Total liabilities and fund balances	\$	27,918	\$ 900,719	\$ 298,936	\$ 52,606	\$ 508,103	\$ 59,205	\$ 2,282,077	\$ 4,080,954	\$ 95,997	\$ 161,779	\$ -	\$ 9,797,753

See notes to financial statements.

COLUMBIA COUNTY FLORIDA NONMAJOR GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Fiscal Year Ending September 30, 2017

Special Revenue Funds

Public Records Publ		,			Property						Supervisor	Tax
Part			Clerk	of Courts	Appraiser			Sheriff			of Elections	Collector
REVENUES Taxes \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		Modernization		Teen Court	Operating	Standards	Forfeiture				Operating	Operating
Taxos S S S S S S S S S	REVENUES	11030	10 /0	reen court	Operating	0011001	Toneiture	Wellare	Hongrant	Trogram	Operating	Operating
Licenses, permits, assessments		\$ -	\$ -	\$ -	s -	\$ -	s -	s -	s -	\$ -	\$ -	\$ -
Change for services 19,330	Licenses, permits, assessments	· -	· -			· .	· -		· -	· .	· -	
Fine sand forfeitures	Intergovernmental revenue	-	-	-	-	-	19,828	-	-	-	33,929	-
Fine sand forfeitures		109,330	-	17,857	104,935	_	· -	193,442	_	6,186	, <u>-</u>	1,909,398
Miscellane ous			59,187	· -	, <u> </u>	11,779	25,865	· -	5,902	•	-	
EXPENDITURES	Interest income	-		-	113	29	29	196	210	-	13	4 16
EXPENDITURES	Miscellaneous	-	-	-	1,730	-	3,151	16,272	-	4	330	806
Current Expenditures	Total revenues	109,330	59,187	17,857	106,778	11,808	48,873	209,910	6,112	6,190	34,272	1,910,620
Separal government	EXPENDITURES											
Public safety	Current Expenditures											
Physical environment	General government	-	-	-	1,390,924	-	-	-	-	-	754,100	1,716,524
Transportation	Public safety	-	-	-	-	20,122	27,841	176,857	33,674	13 1	-	-
Economic environment	Physical environment	-	-	-	-	-	-	-	-	-	-	-
Human services	Transportation	-	-	-	-	-	-	-	-	-	-	-
Court - related Court - re	Economic environment	-	-	-	-	-	-	-	-	-	-	-
Court - related 65,255 115,495 26,425	Human services	-	-	-	-	-	-	-	-	-	-	-
Capital outlay General government -	Culture/recreation	-	-	-	-	-	-	-	-	-	-	-
General government	Court - related	65,255	115,495	26,425	-	-	-	-	-	-	-	-
Public safety	Capital outlay											
Physical environment Transportation Culture/recreation Debt service Principal	General government	-	-	-	46,361	-	-	-	-	-	56,473	-
Transportation	Public safety	-	-	-	-	-	17,760	56,734	74,341	-	-	-
Culture/recreation Debt service Principal . <th< td=""><td>Physical environment</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></th<>	Physical environment	-	-	-	-	-	-	-	-	-	-	-
Debt service Principal	Transportation	-	-	-	-	-	-	-	-	-	-	-
Principal	Culture/recreation	-	-	-	-	-	-	-	-	-	-	-
Interest	Debt service											
Total expenditures 65,255 115,495 26,425 1,437,285 20,122 45,601 233,591 108,015 131 810,573 1,716,524 Excess of revenues over (under) expenditures 44,075 (56,308) (8,568) (1,330,507) (8,314) 3,272 (23,681) (101,903) 6,059 (776,301) 194,096 OTHER FINANCING SOURCES (USES)	Principal	-	-	-	-	-	-	-	-	-	-	-
Excess of revenues over (under) expenditures 44,075 (56,308) (8,568) (1,330,507) (8,314) 3,272 (23,681) (101,903) 6,059 (776,301) 194,096 OTHER FINANCING SOURCES (USES) Sale of fixed assets	Interest	-	-	-	-	-	-	-	-	-	-	-
expenditures 44,075 (56,308) (8,568) (1,330,507) (8,314) 3,272 (23,681) (101,903) 6,059 (776,301) 194,096 OTHER FINANCING SOURCES (USES) Sale of fixed assets 802,481 1,330,507 (26,180) (194,096) Interfund transfers out (26,180) (194,096) Total other financing sources (use 1,330,507 776,301 (194,096) Net change in fund balances 44,075 (56,308) (8,568) (8,314) 3,272 (23,681) (101,903) 6,059	Total expenditures	65,255	115,495	26,425	1,437,285	20,122	45,601	233,591	108,015	131	810,573	1,716,524
OTHER FINANCING SOURCES (USES) Sale of fixed assets 1,330,507 802,481 101terfund transfers in 1,330,507 (26,180) (194,096) Total other financing sources (use 1,330,507 (26,180) (194,096) Net change in fund balances 44,075 (56,308) (8,568) - (8,314) 3,272 (23,681) (101,903) 6,059	` ,											
Sale of fixed assets	expenditures	44,075	(56,308)	(8,568)	(1,330,507)	(8,314)	3,272	(23,681)	(101,903)	6,059	(776,301)	194,096
Interfund transfers in - - - 1,330,507 - - - - 802,481 - Interfund transfers out -		SES)										
Interfund transfers out - - - - - - - - -		-	-	-	-	-	-	-	-	-	-	-
Total other financing sources (use 1,330,507 776,301 (194,096) Net change in fund balances 44,075 (56,308) (8,568) - (8,314) 3,272 (23,681) (101,903) 6,059 Fund balances beginning of year 148,592 194,130 2,573 - 27,962 27,154 374,578 266,876 4,157	Interfund transfers in	-	-	-	1,330,507	-	-	-	-	-		-
Net change in fund balances 44,075 (56,308) (8,568) - (8,314) 3,272 (23,681) (101,903) 6,059 Fund balances beginning of year 148,592 194,130 2,573 - 27,962 27,154 374,578 266,876 4,157												(194,096)
Fund balances beginning of year 148,592 194,130 2,573 - 27,962 27,154 374,578 266,876 4,157	Total other financing sources (us				1,330,507						776,301	(194,096)
Fund balances beginning of year 148,592 194,130 2,573 - 27,962 27,154 374,578 266,876 4,157	Net change in fund balances			(8,568)	-	(8,314)					-	-
Fund balances end of year \$ 192,667 \$ 137,822 \$ (5,995) \$ - \$ 19,648 \$ 30,426 \$ 350,897 \$ 164,973 \$ 10,216 \$ - \$ -												
	Fund balances end of year	\$ 192,667	\$ 137,822	\$ (5,995)	\$ -	\$ 19,648	\$ 30,426	\$ 350,897	\$ 164,973	\$ 10,216	\$ -	\$

(Continued)

COLUMBIA COUNTY FLORIDA NONMAJOR GOVERNMENTAL FUNDS COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Fiscal Year Ending September 30, 2017

			Sp	ecial Revenue Fui	nds	<u> </u>	•		Debt Service Fund	Capital Pro	jects Funds	_
						Board of Count	y Commissioners					_
	Court Reporters	Court Service	Impact Fees	Law Enforcement Special	Library Enhancement Grant	SHIP	Tourist Development Tax	Sheriff Special Revenue	Road Improvement	Paving Assess- ments	Connector Road Project	Total Nonmajor Governmental Funds
REVENUES Taxes	s -	\$ 295,000	\$ -	s -	\$ 1,060,123	s -	\$ 1,524,917	s -	\$ 650,000	\$ -	\$ -	\$ 3,530,040
Licenses, permits, assessments	•	-			-		-		-	17,709		17,709
Intergovernmental revenue	126,476	-	-	-	595,738	424,790	48,590	-	-		_	1,249,351
Charges for services	· -	143,022	-	-	9,063	· -	· -	-	-	-	-	2,493,233
Fines and forfeitures	-	-	-	395	26,208	-	-	-	-	-	-	129,336
Interest income	-	4,965	3,161	250	1,267	-	13,821	-	882	735	210	26,297
Miscellaneous		11			17,350	16,164	50,458	-	<u> </u>			106,276
Total revenues	126,476	442,998	3,161	645	1,709,749	440,954	1,637,786	-	650,882	18,444	2 10	7,552,242
EXPENDITURES												
Current Expenditures												
General government	-	13,963	-	-	-	_	26,762	-	-	2,604	_	3,904,877
Public safety	-		-	-	-	-	· -	-	-		-	258,625
Physical environment	-	-	-	-	-	-	-	-	-	-	-	
Transportation	-	-	-	-	-	-	-	-	957	-	-	957
Economic environment	-	-	-	-	-	440,954	553,244	-	-	-	-	994,198
Human services	-	-	-	-	-	-	-	-	-	-	-	-
Culture/recreation	-	-	-	-	1,379,166	-	-	-	-	-	-	1,379,166
Court - related	142,413	411,932	-	-	-	-	-	-	-	-	-	761,520
Capital outlay												
General government	-	-	-	-	-	-	-	-	-	-	-	102,834
Public safety	-	-	-	-	-	-	-	-	-	-	-	148,835
Physical environment	-	-	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-	-	-
Culture/recreation	-	-	-	-	-	-	-	-	-	-	-	-
Debt service									FC4.000			504.000
Principal	-	-	-	-	-	-	-	-	561,000 84,728	-	-	561,000
Interest Total expenditures	142,413	425,895			1,379,166	440,954	580,006		646,685	2,604		84,728 8,196,740
Excess of revenues over (under)				_							_	
expenditures	(15,937)	17,103	3,161	645	330,583		1,057,780	-	4,197	15,840	210	(644,498)
OTHER FINANCING SOURCES (US	ES)											
Sale of fixed assets	-	-	-	-	-	-	-	-	-	-	-	-
Interfund transfers in	-	-	-	-	-	-	-	15,436,618	-	-	-	17,569,606
Interfund transfers out				(16,000)			(300,000)	(14,144,642)	(425,000)		(404,262)	(15,510,180)
Total other financing sources (use				(16,000)			(300,000)	1,291,976	(425,000)		(404,262)	2,059,426
Net change in fund balances	(15,937)	17,103	3,161	(15,355)	330,583		757,780	1,291,976	(420,803)	15,840	(404,052)	1,414,928
Fund balances beginning of year	34,976	882,537	295,775	53,961	138,039	13,516	1,507,149	2,788,978	516,800	145,189	404,052	7,826,994
Fund balances end of year	\$ 19,039	\$ 899,640	\$ 298,936	\$ 38,606	\$ 468,622	\$ 13,516	\$ 2,264,929	\$ 4,080,954	\$ 95,997	\$ 161,029	\$ -	\$ 9,241,922

See notes to financial statements.

COLUMBIA COUNTY FLORIDA COMBINING STATEMENT OF FIDUCIARY NET POSITION AGENCY FUNDS September 30, 2017

	Clerk of Circuit Court					Sheriff							Tax Collector								
								Public efender												Ad	
	Clerk's	Er	nployee	Dor	mestic	Jury	0c	cupancy	Inc	dividual		Inmate	Doi	nation	Evi	dence		Tag	۷a	lorem Tax	
	Trust	S	unshine	Rel	ations	Witness		Trust	De	positors		Welfare	Т	rust	•	Trust	-	gency		Agency	Totals
ASSETS																					_
Cash	\$ 997,79	1 \$	625	\$	810	\$ 5,345	\$	22,303	\$	6,757	\$	367,644	\$	9,111	\$	34,575	\$	175,982	\$	1,910,942	\$ 3,531,885
Accounts receivable	3,30	7	-		-	-		-		-		1,741,523		-		-		5,166		-	1,749,996
Total assets	\$ 1,001,09	8 \$	625	\$	810	\$ 5,345	\$	22,303	\$	6,757	\$	2,109,167	\$	9,111	\$	34,575	\$	181,148	\$	1,910,942	\$ 5,281,881
LIABILITIES																					
Accounts payable	\$	- \$		\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	281	\$	125	\$ 406
Cash bond liability	35,93	1	-		-	-		-		-		-		-		-		-		-	35,931
Court fees payable	169,48	2	-		-	-		-		-		-		-		-		-		-	169,482
Deposits held in escrow	136,09	8	-		-	-		-		-		2,079,387		-		-		10,009		121,334	2,346,828
Due to other funds	195,03	7	-		-	-		-		5,257		22,669		-		-		19,095		188,170	430,228
Due to other governmental units	240,49	2	-		810	5,345		-		-		-		-		-		145,512		1,447,941	1,840,100
Tax deeds payable	204,61	.3	-		-	-		-		-		-		-		-		-		137,799	342,412
Other current liabilities	19,44	5	625		-	-		22,303		1,500		7,111		9,111		34,575		6,251		15,573	116,494
Total liabilities	1,001,09	8	625		810	5,345		22,303		6,757		2,109,167		9,111		34,575		181,148		1,910,942	5,281,881
NET POSITION	\$	- \$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -

See notes to financial statements.

SINGLE AUDIT AND COMPLIANCE SECTION

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Columbia County, Florida, as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise Columbia County, Florida's basic financial statements, and have issued our report thereon dated February 14, 2018.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

POWELL & JONES

Certified Public Accountants

Powel & Joxes

February 14, 2018

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

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

Report on Compliance for Each Major State Project

We have audited the compliance of Columbia County, Florida with the types of compliance requirements described in the State of Florida, Department of Financial Services State Projects Compliance Supplement, that could have a direct and material effect on its major State project for the year ended September 30, 2017. Columbia County, Florida's major State project is identified in the summary of auditors' results section of the accompanying Schedule of Findings.

Management's Responsibility

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

Auditors' Responsibility

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

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

Opinion on Each Major State Project

In our opinion, Columbia County, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major State projects for the fiscal year ended September 30, 2017.

Other Matters

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

Internal Control Over Compliance

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

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

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

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

POWELL & JONES

Certified Public Accountants

Poweel & Joxes

February 14, 2018

COLUMBIA COUNTY, FLORIDA SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

STATE GRANTOR PASS THROUGH GRANTOR / PROGRAM TITLE	CFSA#	Grant #	PROGRAM OR AWARD AMOUNT	REPORTED IN PRIOR YEARS	REVENUES RECOGNIZED	EXPENDITURES	ACCRUED / (UNEARNED) 9/30/17
STATE FINANCIAL ASSISTANCE							
Florida Department of Emergency Management	04.000	47 70 00 00 00 01 010	405000	•	4 405 000		•
Emergency Management Programs	31.063	17-BG-83-03-22-01-019	\$ 105,806	\$ -	\$ 105,806		\$ -
Emergency Management Programs	31.063	18-BG-W9-03-22-01-085	105,806	·	·	20,416	
Total Florida Department of Emergency Management			211,612	·	105,806	108,161	
Florida Department of Environmental Protection							
Small County Solid Waste Grant Agreement	37.012	SC704	90,909	-	90,909	90,909	-
Statewide Surface Water Restoration and Wastewater Projects	37.039	LP12043	500,000	-	107,726	500,000	-
Statewide Surface Water Restoration and Wastewater Projects	37.039	LP6025	539,563	-	539,563	539,563	-
Total Florida Department of Environmental Protection			1,130,472		738,198	1,130,472	
Fiorida Department of Health							
Emergency Medical Services (EMS) County Grant	64.005	C5012	34,891		34,891	34,891	
Fiorida Department of Economic Opportunity							
Division of Community Development	40.038	P0196	35,000	-	24,515	24,515	-
Visit Florida	40.040	N/A	2,500	-	2,500	2,500	-
Rural Infrastructure Fund	40.042	D0103	299,886	-	59,977	151,915	-
Florida Department of Economic Opportunity passed through Florida Tourism Industry Marketing Corp. Visit Florida	40.040	4916	5,000	-	6,925	4,425	-
Florida Department of Economic Opportunity passed through Florida's Suwannee River Valley Marketing Grou Rural Community Development	p 40.007	D0093	50,000	11,336	17,150	17,150	-
Total Florida Department of Economic Opportunity			392,386	11,336	111,067	200,505	

(Continued)

COLUMBIA COUNTY, FLORIDA SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

STATE GRANTOR PASS THROUGH GRANTOR / PROGRAM TITLE	CFSA #	Grant #	PROGRAM OR AWARD AMOUNT	REPORTED IN PRIOR YEARS	REVENUES RECOGNIZED	EXPENDITURES	ACCRUED / (UNEARNED) 9/30/17
Department of Agriculture and Consumer Services							
Anthropod Mosquito Control State Aid	42.003	FDACS Contract #023789	36,540		36,540	36,540	-
Florida Department of State							
State Aid to Libraries Grant	45.030	17-ST-09	595,738		595,738	595,738	<u> </u>
Florida Housing Finance Corporation							
State Housing Initiatives Program							
SHIP Funds 2017	40.901	FY16-17	445,479	-	424,790	424,790	(20,689)
SHIP Program Income	40.901	FY16-17	-	-	16,164	16,164	-
Total Florida Housing Finance Corporation			445,479		440,954	440,954	(20,689)
Florida Department of Transportation							
Small County Outreach Program - Real Road	55.009	434622-1-58-01	812,942	67,683	745,259	746,624	-
Small County Outreach Program - Old Wire Road	55.009	433031-1-58-01	1,237,500	-	42,369	42,369	5,030
Small County Outreach Program - Callahan Ave	55.009	437006-1-54-01	905,827	46,276	52,180	38,150	8,411
Small County Outreach Program - Bell Road	55.009	430720-1-58-01	1,165,836	157,986	36,421	36,421	1,245
Small County Outreach Program - Croft Bridge	55.009	439056-1-54-01	125,000	8,675	14,800	4,600	-
Small County Road Assistance Program - Moore Road	55.016	434581-1-54-01	1,423,125	-	36,753	36,753	-
Small County Road Assistance Program - King/Mauldin	55.016	434566-1-54-01	1,144,500	-	4,047	4,047	-
Total Florida Department of Transportation			6,814,730	280,620	931,829	908,964	14,686
Department of Management Services							
Rural County Grant - 911 System Maintenance	77.006	16-10-06	13,435	-	13,435	13,435	-
TOTAL STATE FINANCIAL ASSISTANCE			\$ 9,675,283	\$ 291,956	\$ 3,008,458	\$ 3,469,660	\$ (6,003)

See notes to Schedule of Expenditures of State Financial Assistance.

COLUMBIA COUNTY, FLORIDA

Notes to Schedule of State Financial Assistance

For the Fiscal Year Ended September 30, 2017

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and presentation of the Single Audit Report of Columbia, County, Florida, (the "County") have been designed to conform to generally accepted accounting principles as applicable to governmental units, including the reporting and compliance requirements of the Chapter 10.550 Rules of the State of Florida, Office of the Auditor General.

A. Reporting Entity

The reporting entity consists of Columbia County, the primary government, and each of its component units. The County includes a Schedule of Expenditures of State Financial Assistance in the Compliance Section

B. Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting related to the timing of the measurements made, regardless of the measurement focus.

The modified accrual basis of accounting is followed in the Schedule of Expenditures of State Financial Assistance. Under the modified accrual basis, revenues are recognized when they become measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the County considers revenues to be available if they are collected within 60 days after the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

COLUMBIA COUNTY, FLORIDA SCHEDULE OF FINDINGS

For the Fiscal Year Ended September 30, 2017

Summary of Auditor's Results

Type of auditor's report issued Unmodified

Internal control over financial reporting

Material weakness identified?

• Significant deficiencies identified not considered

to be material weaknesses?

None reported

Noncompliance material to financial statements No

State Financial Assistance

Internal control over major projects:

Material weakness identified?

• Significant deficiencies identified not

considered to be material weaknesses?

None reported

Type of auditor's report issued on compliance

for major projects: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Rule 10.656,

Rules of the Auditor General?

Identification of Major Programs:

CSFA Number	Name of State Programs
	Department of Transportation
55.009	Small County Outreach Program
	Department of Environmental Protection
37.039	Statewide Surface Water Restoration and Wastewater Projects
	Department of Economic Opportunity
40.042	Regional Rural Development and Infrastructure
	Department of State
45.030	State Aid to Libraries
	Department of Emergency Management
31.063	Emergency Management Programs

Dollar threshold used to distinguish between

Type A and Type B programs: \$300,000

Financial Statement Findings

None

State Financial Assistance Findings and Questioned Costs

None

MANAGEMENT LETTER

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

We have audited the financial statements of Columbia County, Florida, as of and for the year ended September 30, 2017, and have issued our report thereon dated February 14, 2018.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We have issued our Independent Auditor's Report on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, Independent Auditor's Report on Compliance with Requirements that Could have a Direct and Material Effect on Each Major State Project and on Internal Control over Compliance in Accordance with Chapter 10.550 *Rules of the Auditor General*, and Schedule of Findings. Disclosures in those reports and schedule, which are dated February 14, 2018, should be considered in conjunction with this management letter. Additionally, our audit was conducted in accordance with Chapter 10.550, *Rules of the Auditor General*, which govern the conduct of local governmental entity audits performed in the State of Florida and require that the following items be addressed in this letter.

BOARD OF COUNTY COMMISSIONERS

PRIOR YEAR FINDINGS

All prior year findings were corrected in the current year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

CLERK OF THE CIRCUIT COURT

PRIOR YEAR FINDINGS

There were no reportable findings in the prior year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

PROPERTY APPRAISER

PRIOR YEAR FINDINGS

There were no reportable findings in the prior year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

SHERIFF

PRIOR YEAR FINDINGS

There were no reportable findings in the prior year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

SUPERVISOR OF ELECTIONS

PRIOR YEAR FINDINGS

There were no reportable findings in the prior year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

TAX COLLECTOR

PRIOR YEAR FINDINGS

There were no reportable findings in the prior year.

CURRENT YEAR FINDINGS

There were no reportable findings in the current year.

AUDITOR GENERAL COMPLIANCE MATTERS

<u>Annual Local Government Financial Report</u> - The Financial Report filed with the Department of Financial Services pursuant to Section 218.32(I)(a), *Florida Statut*es, is in agreement with the accompanying financial statements of Columbia County, Florida, for the year ended September 30, 2017.

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

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

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

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

Powel & Jones

POWELL & JONESCertified Public Accountants
February 14, 2018

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of County Commissioners Columbia County, Florida

We have examined the Columbia County, Florida's (the County) compliance with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2017. We have also examined the Clerk of the Circuit Court's (Clerk's) compliance with Section 28.35, *Florida Statutes* as to the following during the fiscal year ended September 30, 2017:

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

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

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

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

In our opinion, Columbia County, Florida and the Columbia County Clerk of the Circuit Court complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

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

POWELL & JONES

Certified Public Accountants

Powel & Joxes

February 14, 2018



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.

Foday's Date: May 11, 2018	Meeting Date: May 17, 2018	
lame: Ben Scott	Department: BCC Administration	
ivision Manager's Signatur	e: Ben Scatt	
Nature and purpose of age	enda item:	
Combined Communication	Working Group Recommendations	
ttach any correspondence info	ormation, documents and forms for action i.e., contract agreements, quotes,	
. Fiscal impact on current b	udget.	
this a budgeted item?	X N/A	
	Yes Account No.	
	No Please list the proposed budget amendment to fund this request	
Sudget Amendment Number:	Fund:	
ROM:	TO:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	



MEMORANDUM

DATE: May 11, 2018

TO: **Honorable Chairman Tim Murphy**

FR: **Combined Communication Working Group Committee;**

Commissioner Bucky Nash

Manager / Combined Communications Center Thomas W. Brazil

Sheriff Mark Hunter

RE: **Combined Communication Working Group Recommendations and**

Implementations

During the special meeting/workshop on March 1, 2018, the commission heard presentations from 911 Communications Center Manager Tom Brazil and Sheriff Mark Hunter in reference to the operation of the 911 Combined Communications Center. After discussion by the board a motion was adopted to form a working group with Commissioner Bucky Nash, Communication Manager Tom Brazil, and Sheriff Mark Hunter to address concerns with the 911 Communication Center. They were also tasked with developing solutions and recommendations for operating the Center and report back to the board within two months.

During our first meeting, a meeting schedule was developed and topics for discussion were identified as security, IT, the Management Control Agreement and staffing of the center. We also requested the Fire Chief and Century Ambulance Director provide input.

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

To date, these are the 6 items the group is recommending and what has been implemented:

- 1. Merge the working group with the 911 Steering Committee to be comprised of Commissioner Bucky Nash, Sheriff Mark Hunter, 911 Center Manager Thomas Brazil, Fire Chief Jeff Crawford and Century Ambulance Regional Director Steve Stith and continue group monthly meetings to provide input to the board as needed. Note: the original 911 working group may schedule additional meeting as needs arise.
- 2. To facilitate better information flow between user members, an employee from the Sheriff's Office and Fire Department will be assigned to the 911 Center as a liaison.
- 3. Have Sheriff's Office IT and County IT personnel work together to ensure F/NCIC audit compliance.
- 4. Assign Sheriff's Office Records supervisor to quality check dispatcher entries. However, with the unexpected resignation of the 911 Center CJIS/TAC, and with a requirement to maintain this position at the 911 Center, this afforded an opportunity to address oversite and security concerns and issues expressed by the Sheriff. As the Sheriff's Office is responsible for CJI information, the F/NCIC terminal, and terminal access at the 911 Communications Center, it was recommended by the 911 Working Group to the County Manager and subsequently to the Board of County Commissioners to transfer the CJIS/Terminal Agency Coordinator position at the 911 Center to the Sheriff's Office. Subsequently, the BOCC approved and transferred the total funding for this position, \$48,000.00, to the Sheriff's Office. The Sheriff appointed Kathy Jolley, a Sheriff's Office employee, as the CJIS/TAC to the 911 Center. This allows the Sheriff his own employee overseeing and assuming responsibility for CJIS and F/NCIC data and security. The 911 Center will continue to operate as it has making F/NCIC entries; however, Kathy will now assume the oversite for CJI and F/NCIC functions.
- 5. Have the 911 Center maintain an Alternate TAC to assist the Sheriff's Office TAC and act as backup during absences of the Sheriff's full-time TAC.
- 6. Appoint a Sheriff's Office and Fire Department employee to the 911 Center's hiring and promotional oral boards.

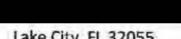
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COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: May 10, 2018	Meeting Date: May 17, 2018	
Name: Ben Scott	Department: BCC Administration	
Division Manager's Signature	e: Ben Scatt	
1. Nature and purpose of age	nda item:	
Economic Development Pr at \$621,000.	oject 17-10 - request to sell 7.9 acres located on Real Terrace \$250,000.	Appraised
Attach any correspondence infomemorandums, etc.	ormation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current b	udget.	
Is this a budgeted item?	X N/A Yes Account No. No Please list the proposed budget amendment to fund this request	
Budget Amendment Number:	Fund:	
FROM:	TO:	AMOUNT:
	For Use of County Manger Only: Consent Item X Discussion Item	
	Consent Item X Discussion Item	



Lake City, FL 32055

March 27, 2018

Mr. Tim Murphy County Commissioner/Chairman Economic Development Board COLUMBIA COUNTY P.O. Box 1529 Lake City, FL 32056-1529

RE: Confidential Economic Development Project 17-10 Offer to Purchase Real Property

Dear Chairman Murphy:

am a partner of I was disappointed to learn that the entire proposal as submitted for Project 17-10 was summarily dismissed by the Columbia County Economic Development Board (EDB). No counter or partial offer(s) were made. I believed then and I believe now that the proposed project has many benefits to Columbia County and Lake City. It is for this reason that I am requesting the EDB to reconsider its position on the county's 7.9 acre parcel west of Real Terrace. This is the parcel had originally requested be donated. now willing to make a cash offer for the parcel.

In order that there is no misunderstanding, the 7.9 acre parcel for all purposes and intent is two parcels providing two separate functions. 3.3 acres is a retention pond permitted by the Suwannee River Water Management District. 4.6 acres is vacant land zoned CG/CI by the city and county. Candler, Moses & Associates certified an appraisal to Columbia County for the 4.6 acres in an amount of \$621,000. This value was based on a "comparable sales approach" with a sale of 2.16 acres (Lot 7, Gateway Crossing) in the amount of \$1.2M as one (1) of the comparables used. The other three (3) comparables averaged \$107,148 per acre. In short, the \$1.2M sale skewed the appraised value.

As a developer and financier of multiple projects I am acutely aware of appraisals including their use and benefit. While I choose not to argue with the appraiser, I ask that you personally consider whether land within a platted commercial park with interstate visibility including enhanced business traffic generated from other tenants in the commercial park should be used as a comparable for the 4.6 acre parcel. If you were the purchaser of the 4.6 acre parcel I would guess not. I certainly do not view the sale as a comparable.

In addition, advised the county that certain defects may exist with the parcel. The primary defect was that of buried materials on the parcel. At the time of notification, the extent of such materials was not known. We now know that in the Real Terrace right-of-way alone the county encountered a \$250,000 expense (performed forced account by the county for \$100,000) for removing foreign materials from the right-of-way. The appraisal did not note this issue even though it was known to the county. In all probability, the new owner of this parcel will have this issue to contend with.

For the above stated reasons, believes that an offer of \$250,000 for the 4.6 acre parcel is fair and reasonable. We would ask that you review all pertinent facts related to the parcel in addition to the appraisal. welcomes the opportunity to discuss this proposal with you and answer any questions you may have. I may be contacted at the following address and number. Thank you in advance for your consideration.



Cc: Economic Development Board Board of County Commissioners Glenn Hunter, EDAB Director Ben Scott, County Manager

APPRAISAL OF

A 7.9 ACRE VACANT COMMERCIAL PARCEL Located 1,100± Feet North of the Intersection of Southwest Real Terrace and US Highway 90 Lake City, Columbia County, Florida

PREPARED FOR

Columbia County Board of County Commissioners PO Box 1529 Lake City, Florida 32056

Attention: Mr. Scott Ward

PREPARED BY

CANDLER, MOSES & ASSOCIATES 184 North Marion Avenue, Lake City, Florida 32055

Christopher D. Candler, MAI State-Certified General Real Estate Appraiser RZ2338

Stephen M. Douglas State Registered Trainee Real Estate Appraiser RI24237

VALUATION DATE

December 13, 2017

JOB NUMBER

17-575a





J. CHASE MOSES Florida State-Certified General Real Estate Appraiser RZ3672 Georgia Certified Real Property Appraiser 359959

January 2, 2018

Columbia County Board of County Commissioners PO Box 1529 Lake City, Florida 32056

Attn: Mr. Scott Ward

Re: Appraisal of a 7.9 Acre Vacant Commercial Parcel

Located 1,100± Feet North of the Intersection of Southwest Real Terrace and US Highway 90,

Lake City, Columbia County, Florida

Dear Mr. Ward

At your request, a market value appraisal has been made of the captioned property. The purpose of this appraisal is to estimate the market value of the subject for the intended use of aiding in determining market value by the client and intended user, the Columbia County Board of County Commissioners. The appraisers are not responsible for unauthorized use of this report. Analyses and supporting data are provided in the attached Narrative Appraisal Report which is prepared in compliance with the requirements set forth by the Uniform Standards of Professional Appraisal Practice.

The subject of this appraisal consists of a 7.9 acre commercial parcel located approximately 1,100± feet north of the intersection of US Highway 90 and Northwest Real Terrace. The property contains approximately 4.6 acres of developable property along the west side of Northwest Real Terrace with the remaining 3.3 acres being utilized as water retention for surrounding development per the Southwest Real Terrace Environmental Resource Permit #023-207499-7 issued by The Suwannee River Water Management District. The subject property is located just north of the main commercial corridor of the city of Lake City, Columbia County, Florida.

It is the appraiser's opinion that the market value of the **fee simple interest** in the subject property, subject to conditions stated in the attached report, on December 13, 2017, was:

SIX HUNDRED TWENTY ONE THOUSAND DOLLARS \$621,000

Columbia County Board of County Commissioners January 2, 2018 Page 2

This letter must remain attached to the included report, which contains 45 pages plus related addenda, in order for the opinion of value to be considered valid. Thank you for this opportunity to be of service.

Respectfully submitted,

CANDLER, MOSES & ASSOCIATES

Christopher D. Candler, MAI State-Certified General

Real Estate Appraiser RZ2338

Stephen M. Douglas State-Registered Trainee

Real Estate Appraiser RI24237

17-575a

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PART I - INTRODUCTION

CERTIFICATION

The following certification is based on guidelines from The State of Florida and the Appraisal Institute. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have no personal, business, or other relationships withe subject property's ownership.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Christopher D. Candler, MAI has completed the requirements of the continuing education program of the Appraisal Institute and the State of Florida.
- I have made a personal inspection of the property that is the subject of this report.
- I have not provided any services regarding the subject property within the past three years, as an appraiser or in any other capacity.
- Stephen Douglas provided significant professional assistance to the person signing this certification in the form of property inspection, data collection and analysis, and report writing.
- I, the supervisory appraiser of a registered trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

Signed:_

Christopher D. Candler, MAI

State-Certified General

Real Estate Appraiser RZ2338

CERTIFICATION

The following certification is based on guidelines from the State of Florida and the Appraisal Institute. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Stephen M. Douglas has completed the requirements of the continuing education program of the State of Florida.
- I have made a personal inspection of the property that is the subject of this report.
- I have not provided any other services regarding the subject property within the past three years, as an appraiser or in any other capacity.
- Christopher Dee Candler, MAI provided significant professional assistance to the person signing this certification.

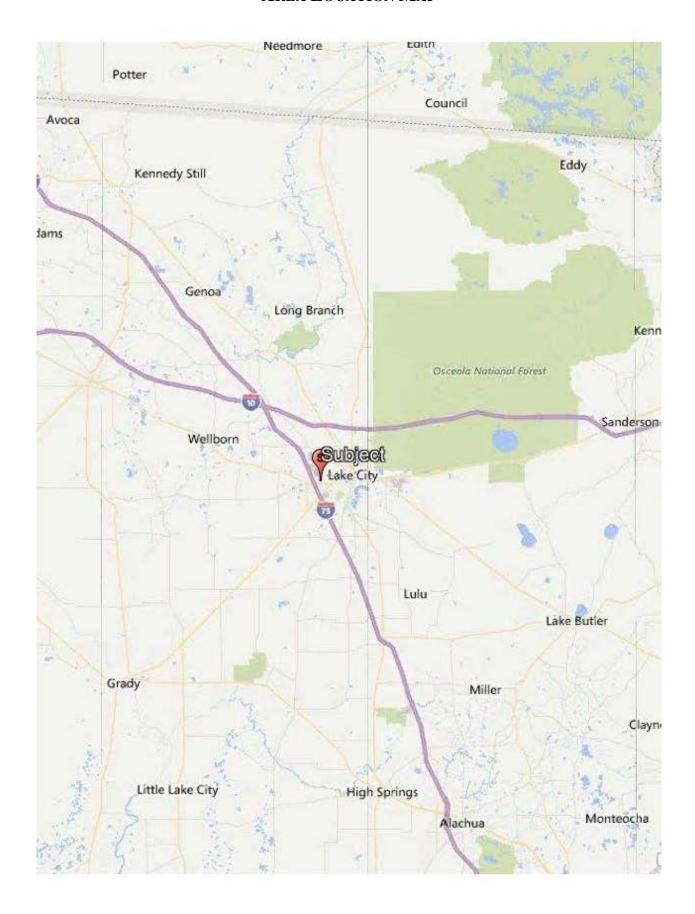
Signed:

Stephen M. Douglas

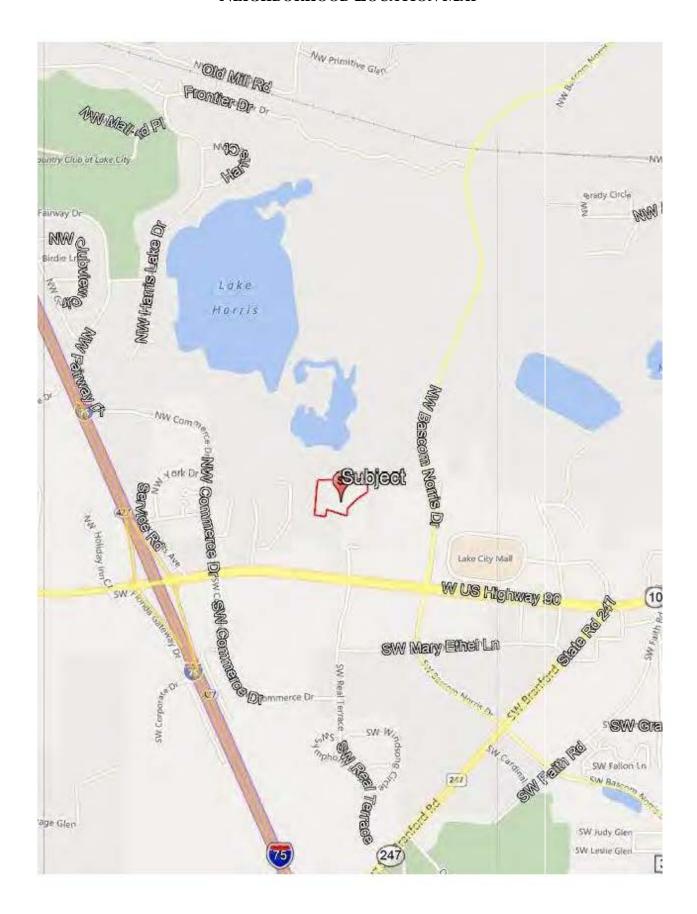
State-Registered Trainee

Real Estate Appraiser RI24237

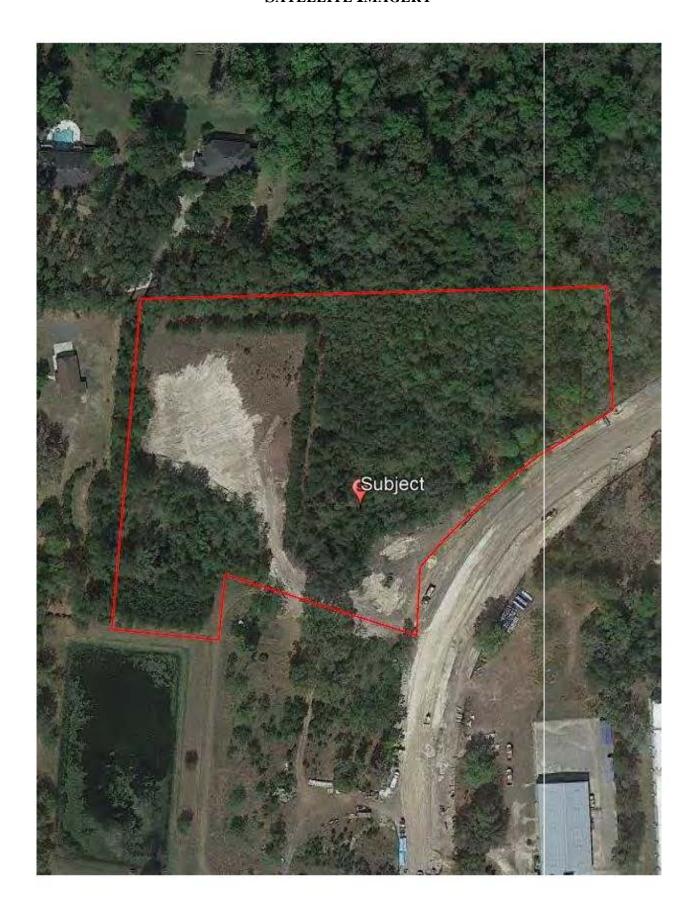
AREA LOCATION MAP



NEIGHBORHOOD LOCATION MAP



SATELLITE IMAGERY



SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT DRAWING

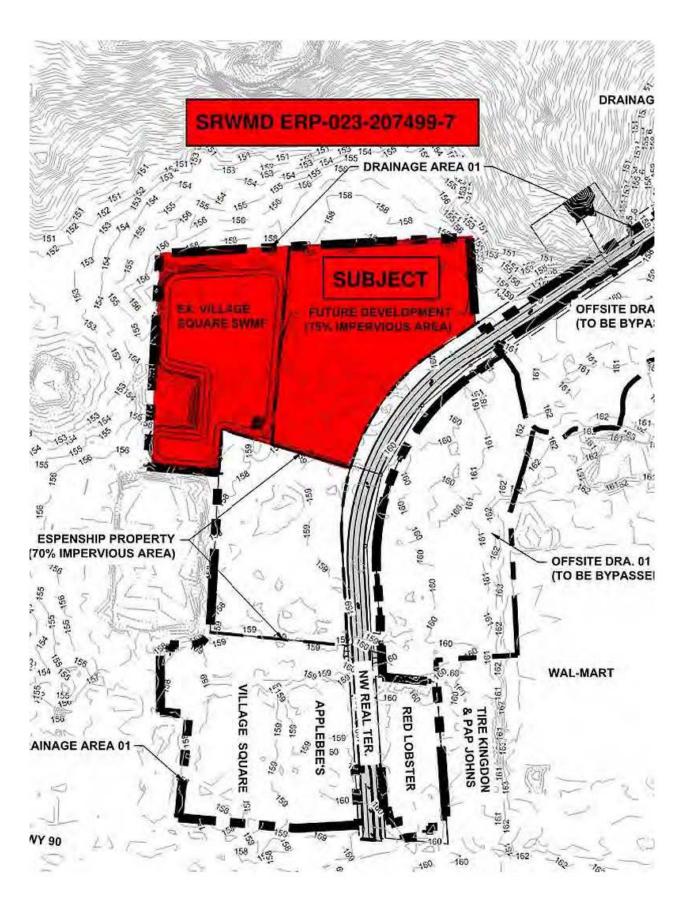




Figure 1 - View of Subject Property from Northeast Looking Southwest

Taken By: Stephen M. Douglas Date Taken: December 13, 2017



Figure 2 - View Looking Northwest of Subject Property Retention Area

Taken By: Stephen M. Douglas Date Taken: December 3, 2017



Figure 3 - Street View Looking Northeast Along NW Real Terrace, Subject on Left

Taken By: Stephen M. Douglas Date Taken: December 13, 2017



Figure 4 - Street View Looking Southwest along Southwest Real Terrace, Subject on Right

Taken By: Stephen M. Douglas Date Taken: December 13, 2017

PART II - SCOPE OF WORK

IDENTIFICATION OF PROPERTY

The subject of this appraisal consists of a 7.9 acre commercial parcel located approximately 1,100± feet north of the intersection of US Highway 90 and Northwest Real Terrace. The property contains approximately 4.6 acres of developable property along the west side of Northwest Real Terrace with the remaining 3.3 acres being utilized as water retention for surrounding development per the Southwest Real Terrace Environmental Resource Permit #023-207499-7 issued by The Suwannee River Water Management District. The subject property is located just north of the main commercial corridor of the city of Lake City, Columbia County, Florida. The Columbia County Property Appraiser's Office identifies the parcel as belonging to two parent parcels or a portion of Parcel Identification Numbers 35-3S-16-02585-012 and 35-3S-16-05285-011.

Present Ownership and Sales History

According to the Columbia County Property Appraiser's office, the subject property is currently held under the ownership of Columbia County, Florida, whose mailing address is PO Box 1529, Lake City, Florida 32056. No sales pertaining to the subject property within the past three years were found in public records. The subject property is not currently listed for sale nor is it under contract for sale.

Legal Description

The subject parent property is legally described by a lengthy metes and bounds description as being a part of Section 35, Township 3 South, Range 16 East, Columbia County, Florida. See the "Warranty Deed" in the Addenda of this report for a complete legal description of the subject parent property.

EXTENT OF PROPERTY INSPECTION AND DATA COLLECTION

The subject property was physically inspected by the appraiser on December 13, 2017. An inspection was made of the subject neighborhood and surrounding area, and information was gathered regarding land development and potential projects that may affect the market value of the subject. Data was gathered on the subject property in relation to site characteristics, applicable zoning and land use issues, available utilities, flood zone information, tax data, sales history, etc.

THE APPRAISAL PROCESS

The following discussion of the appraisal (valuation) process is taken directly from the book, *The Appraisal of Real Estate*, Fourteenth Edition, Appraisal Institute:

"The valuation process begins when the appraiser enters into an agreement with a client to provide a valuation service. Generally, the terms of the agreement are satisfied when the

THE APPRAISAL PROCESS (Continued)

appraiser delivers the assignment results (opinions and conclusions) that were agreed upon with the client. The objective of most appraisal assignments is to develop an opinion of market value. The valuation process contains all the steps appropriate to this type of assignment. The model also provides the framework for developing an opinion of other defined values.

The valuation process is accomplished through specific steps. The number of steps followed depends on the intended use of the assignment results, the nature or the property, the scope of work deemed appropriate for the assignment, and the availability of data. The model provides a pattern that can be used in any appraisal assignment to perform market research and data analysis, to apply appraisal techniques, and to integrate the results of these activities into an opinion of defined value. In addition to assisting appraisers in their work, models that apply the valuation process are recognized by the market of appraisal users and facilitate their understanding of appraisal conclusions.

Research begins after the appraisal problem has been identified and the scope of work required to solve the problem has been determined. The analysis of data relevant to the problem starts with an investigation of trends observed at the market level: international, national, regional, or neighborhood. This investigation (i.e., the market analysis) helps the appraiser understand the interrelationships among the principles, forces, and factors that affect real property value in the specific market area. Research also provides raw data from which the appraiser can extract quantitative information and other evidence of market trends. Such trends may include positive or negative percentage changes in property value over a number of years, the population movement into an area, and the number of employment opportunities available and their effect on the purchasing power of potential property users.

In assignments to develop an opinion of market value, the ultimate goal of the valuation process is a well-supported value conclusion that reflects all of the pertinent factors that influence the market value of the property being appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which are referred to as the approaches to value.

- In the cost approach, value is estimated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit), minus the loss in value from depreciation, plus land value.
- In the sales comparison approach, value is indicated by recent sales of comparable properties in the market.
- In the income capitalization approach, value is indicated by a property's earning power, based on the capitalization of income.

Traditionally, specific appraisal techniques are applied within the three approaches to derive indications of real property value. One or more approaches to value may be used depending on which approaches are necessary to produce credible assignment results, given the intended use.

The three approaches are interrelated. Each requires the gathering and analysis of data that pertains to the property being appraised.

THE APPRAISAL PROCESS (Continued)

From the approaches applied, the appraiser develops separate indications of value for the property being appraised. To complete the valuation process, the appraiser integrates the information drawn from market research, data analysis, and the application of the approaches to reach a value conclusion. This conclusion may be presented as a single point estimate of value or, if the assignment permits, as a range within which the value may fall (or as a point referenced from a benchmark). An effective integration of all the elements in the process depends on the appraiser's skill, experience, and judgment." A report of the appraiser's findings and conclusions (verbal or written) is ultimately submitted to the client.

METHOD OF APPRAISAL

At the beginning of the report, The Appraisal Process identified the three standard approaches to value: Cost Less Depreciation Approach, Direct Sales Comparison Approach, and Income Capitalization Approach. As discussed, the applicability of the approaches depends on the character of the property and the availability of market data.

In this appraisal, the subject property has been valued as vacant and under highest and best use as vacant.

Method of Appraisal - Land

It is customary in the current market to use the Direct Sales Comparison Approach for land valuation when adequate comparable data are available for analysis. In the preparation of this appraisal, sufficient recent comparable land sales were found for a valid Direct Sales Comparison Approach.

The Cost Less Depreciation Approach utilizes land value in connection with a cost-depreciation analysis for real property improvements. Since no improvements are a part of this land analysis, the Cost Less Depreciation Approach was therefore not applicable for the land.

The Income Capitalization Approach requires sufficient income and expense data from reasonably comparable properties in the market. Such information was not available for the analysis of the subject parcel. In addition, the market does not customarily use the Income Capitalization Approach to value just land. As a result of these factors, the Income Capitalization Approach was therefore not applicable for the land.

In summary, the Direct Sales Comparison Approach, using direct sales comparisons, was the most valid approach or method to value the subject parcel, as vacant. A detailed analysis of the Direct Sales Comparison Approach to Land Value is provided in subsequent sections of this report.

ASSIGNMENT ELEMENTS

Client/Intended User and Intended Use of Appraisal

The purpose of this appraisal is to estimate the market value of the *fee simple interest* in the subject for the use of assisting in the potential sale of the parcel by the client, the Columbia County Board of County Comissioners. No other intended users are known or presumed in this analysis.

Type and Definition of Value

This appraisal estimates the *market value* of the *fee simple interest* in the herein described property. The estimate of value is <u>subject to</u> any existing leases, customary cash-equivalent financing available in the market, and any easements located on the property.

Market value is defined by the current edition of the Uniform Standards of Professional Appraisal Practice as a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. This definition, however, does not establish the conditions required to establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories: the relationship, knowledge, and motivation of the parties (i.e., seller and buyer); the terms of sale (e.g., cash, cash equivalent, or other terms); and the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

In an effort to more adequately clarify the conditions impacting a market value opinion, this appraisal is based on the definition of market value set forth by the Office of the Comptroller of the Currency in 12 CFR Part 34.42g:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests:
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

A *fee simple interest* is absolute unencumbered ownership subject only to public and semipublic limitations of eminent domain, escheat, police power, and taxation. As previously discussed, the herein estimated value is also subject to customary cash-equivalent financing, and any easements.

ASSIGNMENT ELEMENTS (Continued)

Any easements are described in subsequent sections of this report. A *leased fee interest* is a fee simple interest subject to one or more long term leases. Since the subject property is vacant land and there are no arm's length leases in place, this appraisal considers the fee simple interest.

Exposure Time

The Dictionary of Real Estate Appraisal, Fourth Edition, by the Appraisal Institute, defines exposure time as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market." Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. For the subject property, an exposure time of approximately 12-18 months is considered reasonable given current market conditions and the size and location of the subject.

Effective Date of Appraisal

Based on conversations with the client, the intended use of the appraisal, and the type of value being sought, the effective date of this appraisal has been determined to be the date of the last physical inspection of the subject land, or December 13, 2017.

Relevant Characteristics of the Subject Property

The subject of this appraisal consists of a 7.9 acre commercial parcel located approximately 1,100± feet north of the intersection of US Highway 90 and Northwest Real Terrace. The property contains approximately 4.6 acres of developable property along the west side of Northwest Real Terrace with the remaining 3.3 acres being utilized as water retention for surrounding development per the Southwest Real Terrace Environmental Resource Permit #023-207499-7 issued by The Suwannee River Water Management District. The subject property is located just north of the main commercial corridor of the city of Lake City, Columbia County, Florida. The combination of the subject property's location, zoning, exposure, infrastructure and size warrant attention in its valuation and are considered throughout the appraisal.

Assignment Conditions

The following items are based on guidelines from the Appraisal Institute. This appraisal is subject to the following assumptions and limiting conditions.

Standard Assumptions and Limiting Conditions

- 1. The legal description provided to the appraiser and used in this report is assumed to be correct.
- 2. This appraisal covers the property as described in this report, and the areas and dimensions as shown herein are assumed to be correct. No survey of property has been made by the appraiser and no responsibility is assumed in connection with such matters.

ASSIGNMENT ELEMENTS (Continued)

- The sketches in this report are included only to assist the reader in visualizing the property.
- 3. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
- 4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
- 5. All mortgages, liens, encumbrances, easements, leases, and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management and under customary available mortgage financing.
- 6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures (including termites) which would render it more or less valuable. No responsibility is assumed for such conditions or engineering which may be required to discover such factors.
- 7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
- 8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
- 9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- 10. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report.
- 11. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have previously been made therefore.
- 12. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
- 13. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
- 14. Unless otherwise stated in this report, this appraisal does not address or consider any value that would be attributable to any minable subsurface minerals or mineral rights that may be applicable to the subject property.
- 15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, under, or in the property. The

ASSIGNMENT ELEMENTS (Continued)

appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation, subsurface contaminants, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, under, or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

- 16. "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your public health unit." This appraisal presumes no presence of radon gas.
- 17. Any special assumptions and limiting conditions pertaining to the subject property are provided below.

Extraordinary Assumptions, Hypothetical Conditions, and/or Supplemental Standards

None

PART III - ANALYSIS OF DATA AND CONCLUSIONS

COLUMBIA COUNTY AREA ANALYSIS

Columbia County is located in the North-Central section of Florida. Jacksonville lies approximately 60 miles to the east and Gainesville is located approximately 45 miles south. The State capital of Tallahassee is 100 miles to the west.

Columbia County contains 797 square miles. Among the county's natural resources are the Osceola National Forest, the bordering Suwannee River, and the Ichetucknee River that provides nearly three miles of swimming, tubing, and canoeing.

Social and Economic Considerations

According to the Florida Trend 2017 Economic Yearbook, at the beginning of 2017 the Columbia County population was estimated at 70,306, representing a 3.5% increase from the beginning of 2012. Projected growth rates for 2015 to 2019 according to the 2012 Economic Year Book are 4-6%. Columbia County contains two incorporated areas: Lake City and Fort White. According to the 2010 Census, the City of Lake City had an estimated population of 12,046, while the Town of Fort White had a population of approximately 567.

The 2017 county population density is 88 persons per square mile (797 square miles) with the majority of the population centered in and around the area's incorporated cities. There is a relatively equal distribution of population among the various age groups with the greatest percentage in the 25-44 year-old age bracket (28%). The remaining age brackets are ranked as follows: under 18 (25%), 45-64 (24%), 65+ (14%) and 18-24 (9%).

Selected Economic Indicators

In addition to general population growth, per capita personal income has grown and is expected to continue to grow. The 2017 study revealed a per capita personal income of \$32,441 representing an 13.9% increase from 2013.

Development in the county has been stable with a lull during 2009 and 2010. Recent construction in Lake City Includes the Lake City Commons (2008), an 83,000 square foot shopping center anchored by a Publix supermarket and located along the north side of US Highway 90, just east of the Home Depot store. Lake City Commons also includes several strip retail units and three outparcels. Additional expansion of Lake City Commons was completed in September 2011 with the addition of a PetSmart retail location along with two additional retail spaces. Western expansion of the city is being encouraged by several recent and ongoing projects, including a 28-lot professional/medical office park known as the Cypress Lake Business Park (2008) located at the western edge of the city, the construction of the 61,000 square foot Heritage Oaks shopping center (2008) located at the southeast corner of US Highway 90 and Pinemount Road, and a 94 room multi-story Comfort Suites hotel located within close proximity to Interstate Highway 75 completed in 2008. Retail giant Target located a cold food storage distribution center just north of Lake City on US Highway 41/441. The fully automated facility, an \$85 million investment and Target's first company-owned perishable food distribution center, supports Target Supercenters in Florida and Georgia. Completed in August 2008, the 465,000 square foot operation employs approximately 140 people with an average

annual wage of \$35,000. Plans were announced in September 2011 to add a second shift in the Spring of 2012 which employed an additional 60 hourly workers and five executives.

In the more recent past, development activity in the US Highway 90 corridor near the Interstate Highway 75 interchange has seen an increase. In September 2012, an aging motel property located on a 2.56 acre parcel on the south side of US Highway 90 was razed to make way for two restaurants. Construction on the buildings that house Olive Garden and Longhorn Steakhouse locations was completed in March of 2013. Also, construction has begun on two large retail developments along US 90. The first is a 16.8 acre development north of the US Highway 90 and State Road 247 intersection by The Hutton Group. This development will be anchored by Hobby Lobby, Dicks Sporting Goods and Ross retail stores. Additional outparcels for the development are expected to be filled with various retail and chain restaurant establishments. The second large retail development is the Gateway Crossing project. This project is a 28.35 acre commercial development on the northwest corner of US highway 90 and Interstate 75 featuring a Hilton Hotel, Circle K Gas Station and a Denny's restaurant. Other recent redevelopment includes, the development of a build to suit two tenant building occupied by a Heartland Dental and Lake City Medical Center in 2014, redevelopment of a mobile home sales office with a multi-tenant building to be occupied by Panera Bread and Mattress Firm and the razing of another older motel for a Panda Express restaurant, both in 2015.

In September 2016, construction completed on US Highway 90 from Northwest Lake City Avenue west to Brown Road commenced to widen the road from two to four lanes of traffic. The \$11,000,000 project includes a raised grass median, underground drainage, and additional turn lanes to support intersecting thoroughfares along the stretch under construction. The project was identified to serve the westward growth of the county and reduce congestion along this corridor.

Development in the Fort White areas has been limited due to the lack of commercial support systems. Recent developments in the area include the North Florida Pharmacy of Fort White (2007), Fort White High School (2000), Fort White Middle School (2008), a Subway restaurant (2008), Fort White Library (2010), and a Family Dollar store (2013) 12 house chicken coop complex (2015).

Lake City and Columbia County also saw substantial residential development prior to the economic downturns. One of the largest residential projects in the Columbia County area is the Preserve at Laurel Lake, located along the west side of County Road 252-B, approximately one-quarter mile south of US Highway 90. The community consists of over 800 lots developed with single family and multi-family residences on over 400 acres, including nearly 90 acres of nature preserve. This subdivision is unique due to an amenities package unlike those provided by other subdivisions in the area. Residents of this subdivision have access to a community pool; volleyball, basketball, and tennis courts; play and picnic areas; an R/V and boat parking area; and a clubhouse. This subdivisions first phase of development contains 148 lots ranging in size from 0.22 to 0.56 acres, with a median size of 0.25 acres. Infrastructure of this phase was completed in 2007 and lot sales are currently very slow totaling less than 20% of the available lots as of April 2012. Due to the economic conditions, the financial feasability of this

development suffered and the developers resorted to selling the undeveloped phases to investors in an effort to reduce holding costs. In August of 2013 the 114 remaining undeveloped lots were purchased in a bulk sale by a local developer for \$963,500 and all remaining undeveloped phases were also sold to local investors and developers.

Another large scale development in the southern portion of the county is The Oaks of Lake City. The Oaks consists of 236 one to five acre lots situated on a 1,222 acre site in southern Columbia County. In addition, the community provides a 33 stall barn; competition-quality riding arenas, including a covered arena; a cross country course designed by David O'Connor; competition-quality dressage arena, hunter/jumper ring, and covered round pen; more than 15 miles of looped riding trails; multiple equestrian park-like open spaces associated with each neighborhood within the community; and equestrian programming to serve all riding disciplines.

Commercial office subdivisions have seen increases in sales and development over the past several years. Stonegate Park is located on the south side of US Highway 90, just west of Interstate Highway 75 and has sold nine of twelve lots but has remained inactive since 2008. A three-acre lot in the aforementioned Cypress Lake Business Park, located at the western edge of Lake City, was developed with a 17,500 square foot Orthopedic Institute. With the recent widening of State Road 247, professional office parks along the road, such as Perimeter Park, have seen increased demand, as well. The majority of Perimeter Park's nine lots remained undeveloped between its opening in 2003 and the completion of the road widening in 2006. Since that time, good quality developments were constructed on the majority of the lots.

In August 2010 state and local officials announced plans to develop a 500-acre industrial site linked by nearby rail and highways to Florida ports to take advantage of the expected increase in goods to flow to and from the Panama Canal, which is being widened to allow for larger cargo ships. The "Inland Port" site is currently timberland owned by Weyerhauser and is located east of Lake City on U.S. 90, along an east-west CSX rail line and near a north-south running Norfolk Southern rail line, just miles from interstates 10 and 75, 65 miles from the Port of Jacksonville, and next to Lake City Municipal Airport. It is also adjacent to Florida Gateway College, formerly Lake City Community College, which houses the state's Banner Center for Logistics and Distribution.

Employment

In Columbia County, the largest employer is the Columbia County School System with approximately 1,373 employees. The VA Medical Center is the second largest, followed by HAECO, Florida Department of Corrections, Sitel, Potash Corp of White Springs, Wal-Mart Supercenter, Shands at Lakeshore, First Federal Bank of Florida, S&S Food Stores, Columbia County Government, Rountree Moore Auto Group, Anderson Columbia Company, Inc., Lake City Medical Center, Target and the City of Lake City.

Sitel, a Nashville based global technical provider for acquisition and sales, back office services, tech support, and customer care recently announced the addition of 210 full-time positions at the Lake City location in January 2012. As of 2016, Sitel employs around 556 people.

Hunter Panels, a Portland, Maine based manufacturer of insulated roofing panels employs 53 individuals in its 200,000 square foot, \$11 million facility completed in 2004.

In 2014 HAECO acquired TIMCO and took over their Lake City operation in the Lake City Gateway Airport. HAECO announced in July of 2016 plans to expand their facility and add an additional 400 jobs to the existing operation. HAECO currently employs 630 full time personnel in Lake City making them the third largest employer in Lake City Florida.

United States Cold Storage completed construction on a 188,000 square foot (5.2 million cubic foot of storage) refrigerated distribution center in 2008. As of December 2010 the center had created 25 jobs.

In Columbia County alone, the labor force is estimated at 30,246. According to the most recent unemployment statistics released by the Florida Department of Economic Opportunity, the August 2017 unemployment rate for Columbia County is estimated at 4.2%, which is down from 4.4% last month, and down significantly from 4.9% the same time last year. The unemployment rate for Columbia County is the same as the statewide average and slightly below the national average of 4.5%.

Transportation

Rail services are provided to the area by the CSX Transportation Company and by Norfolk-Southern. Railroads provide an important function for many industries of the area, especially those in forestry related businesses and phosphate mining. Additional transportation services are provided by bus lines, various trucking companies, and numerous overnight parcel delivery companies. Columbia County contains the Lake City Gateway Airport (formerly Lake City Municipal Airport) with two runways, one at a length of 8,003 feet and width of 150 feet and the smaller runway with a length of 4,001 feet and width of 75 feet. The larger runway is capable of supporting aircraft up to 250,000 pounds. Lake City Gateway Airport was recently remodeled with a 6,000 square foot General Aviation Terminal addition which was completed in September 2011 and a new taxiway. The new terminal improves automobile and aircraft parking facilities, created more space for pilot lounges, flight planning areas, community conference rooms, and space for airport ground support as well as administrative staff and personnel. The Gateway airport as of May 2016 completed the long awaited service taxiway to support the main service runway, allowing a much higher traffic rate for incoming and outgoing air service. The Jacksonville International Airport is located approximately 60 miles to the east of Lake City, and the Gainesville Airport is 45 miles to the south.

Governmental, Environmental, and Locational Characteristics

The area has a typical balance (compared to similar rural communities) of industrial centers, commercial districts, residential neighborhoods, apartments, churches, schools, universities, medical facilities, and park areas. Columbia County and Lake City still has substantial land for development, particularly in the outlying county areas. Remaining growth and redevelopment of older properties are occurring at mixed rates. Other parts of the county that are less built up are growing at slow rates because of the current depressed local, state and national economy.

Local governments are run by both elected and appointed officials. Both spending and taxation are reviewed annually. The current level of assessments and taxes is well within the reasonable guidelines established by the state. Homestead exemption of up to \$50,000 is available for permanent residents and up to a 4% discount is available for early payment of taxes. A big drawing power to the state and area is that there are still no state or local personal income taxes.

Services provided by local governments include public water and sewer, police and fire protection, zoning and building regulations, and other administration. Trash collection is divided between city governments and private contractors.

Other utilities of the area include: electricity from Florida Power and Light Company, Florida Power Corporation, Suwannee Electric Cooperative, and Clay Electric Cooperative; telephone service from Southern Bell, Alltel, and Comcast; and piped natural gas from Lake City (distributor), and the Florida Gas Transmission Company (supplier). Most neighborhoods have adequate utilities and public services, however, the more outlying areas have inferior utilities and public services and use private wells and septic systems.

Medical

Columbia County contains two hospitals with 203 total beds, two emergency centers, the VA Medical Center with 107 beds, one VA nursing home with 200 beds, and three private nursing homes with 275 beds. Shands at Lake Shore Regional Medical Center recently underwent a multi million dollar renovation following a 60% partnership acquisition in late 2010 by Health Management Associates which owns or operates 71 hospitals. Renovations were completed in late 2013 and included improved dining areas, meeting facilities, and upgrades to hospital infrastructure. In July of 2013 HMA announced they had entered into a merger agreement in which Community Health Systems would acquire HMA in a deal totaling \$7.6-billion.

Summary

These and other statistics indicate a continuance of variable population and income growth, and a good base for reasonable demand in most sectors of the real estate market.

In conclusion, the long-term outlook appears to be continued growth of population, employment, and income. Property values and demand are expected to exhibit mixed trends as the various market factors interact. Different areas will be growing at different rates depending on availability of land, supply and demand, and other factors.

NEIGHBORHOOD ANALYSIS

As mentioned throughout this analysis, the subject property is located along the west side of Northwest Real Terrace approximately 1,100± feet north from its intersection with US Highway 90. US Highway 90 is the primary commercial development corridor of the city of Lake City, Columbia County, Florida.

The portion of Northwest Real Terrace that borders the subject is a newly constructed section of the roadway that connects State Road 247 to the south with Northwest Bascom Norris Drive to the north. Northwest Real Terrace's intersection with US Highway 90 is occupied on the northwest corner by the Village Square commercial development and a vacant former Applebee's restaurant, while the northeast corner contains a Red Lobster restaurant. Both the southeast and southwestern corners of the intersection of Northwest Real Terrace and US Highway 90 have retail commercial establishments as well. Available infrastructure includes roadways, sidewalks, curbs and gutters, underground utilities, sewer and common area storm sewer inlets.

Northwest Bascom Norris Drive is a recently constructed bypass road that bypasses downtown Lake City 2.5 miles to the west and connects SW State Highway 41 to US Highway 90 along a six mile loop. Since its completion in early 2017, Northwest Bascom Norris Drive has averaged daily traffic counts ranging from 6,000 to 10,500 cars per day depending on the location. The average daily traffic count where Northwest Bascom Norris Drive intersects with Northwest Real Terrace is 7,300, located approximately 950± feet northeast of the subject.

US Highway 90 is one of the primary and most heavily traveled thoroughfares in Lake City. This highway extends east through Lake City and intersects Interstate Highway 10 which carries traffic to Jacksonville. US Highway 90 extends approximately 25 miles to Live Oak and further points west. This highway is used extensively by residents commuting between Lake City and Live Oak, and is also an important ingress/egress route to Interstate Highway 75.

The subject neighborhood includes the area within an approximate one-half mile radius around the intersection of US Highway 90 and Northwest Real Terrace. Compatibility of land use patterns, and an area within which similar properties are subject to similar influences on value are the reasons for this delineation.

For the vicinity surrounding the subject neighborhood, commercial businesses are generally located at major intersections and along major thoroughfares including US Highway 90, State Road 10A (Baya Avenue), State Road 247 (Branford Highway), County Road 252 (Pinemount Road), US Highway 41, and US Highway 441. The neighborhoods surrounding these thoroughfares primarily contain single family residential subdivisions and other residential developments. Overall, the area has a reasonable compatibility among uses, adequate access, utilities and public services, and a reasonable conformity between zoning and land use designations. Personal observation indicates that the overall area is greater than 70% built-up.

The subject neighborhood is developed with a variety of commercial-retail improvements including dine-in restaurants, shopping centers, motels, service stations, auto repair and service businesses, and other retail buildings. The immediate neighborhood of the subject property near

NEIGHBORHOOD ANALYSIS (Continued)

the subject has seen extensive development over the past 10 years and is expected to see continued growth and development as population continues to rise and demand for service related facilities increases. The proximity to US Highway 90 is considered a positive influence on this development. Overall development, conformity, and land use appears adequately balanced and stable. Buildings vary in size and type of construction but are generally of good quality construction and appear in good condition.

Directly to the southwest is an area considered to be the primary commercial corridor of Lake City which includes various fast food restaurants, service stations, as well as retail centers and service oriented commercial uses. Recent developments within this corridor include a Panda Express, Dairy Queen, as well as a recently completed multi-tenant retail facility called Columbia Crossing, which houses a Dunkin' Donuts, Jersey Mikes Subs, Five Guys Burgers and Fries, and a cellular phone store. The recent development along US Highway 90 has favorably influenced the subject neighborhood and is expected to favorably affect the subject neighborhood over the long term. No factors of external obsolescence or evidence of an overbuilt market were observed in the neighborhood.

The long term outlook for the subject neighborhood is for continued steady growth. The subject neighborhood should see continued development as Columbia County and surrounding counties grow. Although population growth is at a moderate rate, increases are expected as south Florida residents relocate to more rural areas of Florida to escape overcrowded conditions and associated social problems. Property values are at least expected to remain stable if not moderately rise.

As the last few vacant tracts of land along US Highway 90 are absorbed for development, the expected trend is for commercial development on side roads, such as SW Commerce Drive, Bascom Norris Drive and Southwest Real Terrace, extending north and south from US Highway 90, and razing older buildings for new development.

In summary, the subject property has good access and exposure for its highest and best use. The surrounding neighborhood has reasonable compatibility within itself and with the subject, and has no apparent adverse influences for the subject property under highest and best use. Supply and demand appear to be in reasonable balance. Overall, the neighborhood is considered to provide good supporting characteristics for utilizing the subject property under highest and best use.

SITE ANALYSIS

Physical Characteristics

<u>Plot Size</u>: Irregularly shaped parcel with approximately $480\pm$ feet of frontage along the west side of Northwest Real Terrace and an average depth of approximately 400 feet.

<u>Site Area</u>: 7.9 Acres with 4.66 developable acres and 3.3 acres designated as stormwater retention area.

<u>Topography</u>: The subject site is relatively level and lies at the grade of the adjacent roadways. A small section of wetlands exists in the southeast corner of the subject, however, they appear to have been mitigated and/or eliminated through the course of the implementation of the Suwannee River Water Management District development plans.

<u>Vegetation</u>: The subject site is partially cleared along the roadway. The remaining area is densely wooded with native hardwoods.

<u>Soil Conditions</u>: The site is presumed to have an adequate load-bearing capacity for development purposes. No surface or subsurface hazardous materials or other contaminants are presumed on or in the site. However, engineering test borings were not performed by the appraiser and no warranties are given by the appraiser concerning engineering of the site.

Flood Map Classification: Mapping available through the Suwannee River Water Management District indicates the vast majority of the subject property to be located within Flood Zone X. Flood Zone X is a designated non flood hazard area. A small portion of the southeast corner of the subject is, however, situated within Flood Hazard Zone A. Flood Zone A is defined as areas with a one-percent annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. A map illustrating the extent and location of flood zones on the subject property is provided on the following page.

<u>Drainage</u>: The site is presumed to have adequate drainage and percolation under normal conditions.

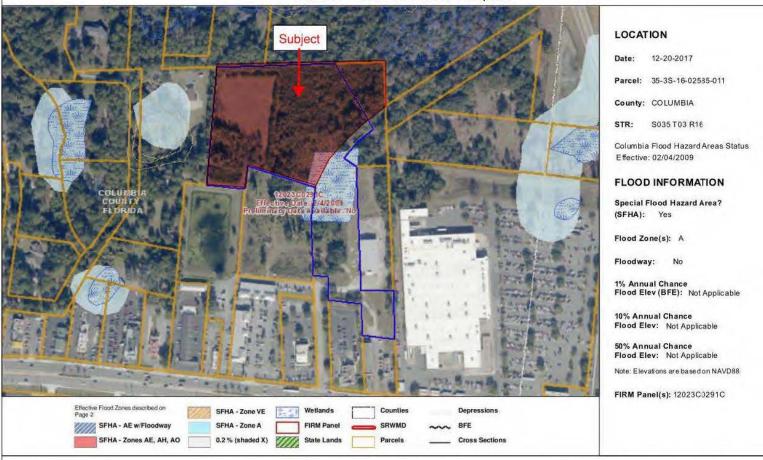
Access

Primary access and exposure is provided by the parcel's frontage along the west side of Northwest Real Terrace, a two lane, asphalt paved public roadway that provides ingress/egress to the subject as well as access for the Village Square commercial development between US Highway 90 and Northwest Bascom Norris Drive.

Utilities and Public Services

The reported utilities and public services available to the subject property include the following: municipal water and sewer service from the Greater Lake City Regional Utility Authority, garbage collection, police protection, fire protection, natural gas, electricity, and telephone.

Suwannee River Water Management District Effective Flood Information Report



The Federal Emergency Management Agency (FEMA) maintains information about map features, such as street locations and names, in or near designated flood hazard areas. The information herein represents the best available data as of the effective date shown. The applicable Flood Insurance Study and a Digital Flood Insurance Rate Map is available online (http://www.srwmdfloodreport.com). To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to also consult the FEMA Map Service Center at 1-800-358-9616 (http://www.msc.fema.gov) for information on available products associated with this FIRM panel. Available products from the Map Service Center may include previously issued Letters of Map Change.

Requests to revise flood information in or near designated flood hazard areas may be provided to FEMA during the community review period on preliminary maps, or through the Letter of Map Change process for effective maps.

SITE ANALYSIS (Continued)

Easements and Other Restrictions

No easements or other restrictions *having an adverse affect on market value* are known or presumed in this appraisal.

Zoning and Land Use Plan

The City of Lake City Planning and Zoning Department reports that the subject property located in its jurisdiction is zoned CG, Commercial General. This district is intended for general retail commercial, office and service activities which serve a market area larger than a neighborhood. Businesses in this category require locations convenient to automotive traffic and ample off-street parking is required; however, pedestrian traffic may also be found in this district.

The Columbia County Building and Zoning Department reports that the eastern parcel of the subject is within its jurisdiction and is zoned CI, Commercial Intensive. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan.

The primary permitted uses under these zoning classifications include automotive service and self-service stations; rental of automotive vehicles, trailers and trucks; restaurants; motels; retail commercial outlets; churches; facilities for storage and distribution of products including wholesale activity; warehousing; and business and professional offices. The requirements and restrictions under the subject's zoning are reasonable and also typical of similar zoning ordinances in other local communities.

For the government body, land use plans serve as generalized guidelines for both current and future development. Items generally included in guidelines are use classifications, use intensity, and preservation areas. The land use plan is generally used in conjunction with existing zoning when a proposed development is being reviewed by the government authority. The zoning department reported that the subject's land use designation is Commercial which is compatible with both the CG and CI zoning.

PROPERTY TAX DATA

According to the Columbia County Property Appraiser's Office, the parent parcels of the subject property contain the following ad valorem tax information:

		Assessed Value & Probable Taxes						
Year	Parcel Number	Land	Building	Site Impr.	Total	Millage Rate (2017)	Probable Taxes	Size (Acres)
2017	35-3S-16-02585-011	\$541,707	\$0	\$0	\$541,707	20.8477	\$11,293.35	10.02
	35-3S-16-02585-012	\$69,969	\$0	\$0	\$69,969	15.9477	\$1,115.84	2.56
Total Ad Valorem Taxes							\$12,409.19	
City fire assessments (2017)*							\$0.00	
Total Taxes and Assessments								
with maximum 4.00% discount for early payment							\$11,912.82	

Taxes are paid on an annual basis and are due in March of the following year. The following discounts are generally available for early payment: November, 4%; December, 3%; January, 2%; February, 1%. Delinquent taxes are assessed penalty charges. On a relative basis, the subject's assessment is considered to be reasonable and in line with the market.

^{*}Since the subject is owned by the county, the taxing authority does not include fire assessments and thus the information could not be located and used in this report.

HIGHEST AND BEST USE ANALYSIS

The Dictionary of Real Estate Appraisal, Fifth Edition, by the Appraisal Institute, defines Highest and Best Use as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Highest and best use is a 2-fold analysis. The first analysis requires a determination of the highest and best use of the subject property as vacant. The second analysis determines the highest and best use of the subject property as improved with the existing and/or proposed improvements.

The subject property is put to a 4-point test to determine the potential uses in order to estimate highest and best use. The test requires the highest and best use of the property as vacant to be: legally permissible, physically possible, financially feasible, and that use which results in the greatest return to the real estate. The highest and best use is addressed in the following analysis.

Highest and Best Use of the Property as Though Vacant

Highest and best use of the property as though vacant is defined as follows:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property is based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

The highest and best use of the subject property as vacant, in the appraisers' opinion, is for a commercial development which would benefit from the parcel's size and location 1,100± feet north of the Northwest Real Terrace/US Highway 90 intersection in the primary retail corridor of Lake City, Florida. In the following paragraphs, support is offered for this conclusion.

Legally Permissible: The first test concerns permitted uses. The subject property is currently zoned CG, Commercial General by the City of Lake City and CI, Commercial Intensive by the Columbia County Building and Zoning Department. These districts are intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the public. Additional uses may be allowable on site if a zoning change was performed. However, surrounding properties within the subject neighborhood are zoned similarly and any developed properties contain a variety of commercial uses suitable to their location within close proximity to the US Highway 90 primary commercial corridor of Lake City. Further, the current zoning designations for the subject neighborhood is in accordance with the land use designations. The City of Lake City and Columbia County Building and Zoning Development Regulations utilize Future Land Use Designations as a general guideline for the direction in which certain types of growth will occur in the community. These plans are more permanent in nature and

¹The Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute: Chicago, 2010), pg. 93.

HIGHEST AND BEST USE ANALYSIS (Continued)

applying for changes to the Future Land Use Plan is a costly and time consuming affair. When a zoning designation is in agreement with its land use designation, it is generally not feasible for a potential user to pursue zoning changes.

In addition to zoning and land use requirements, the subject property could be restricted in other areas such as environmental regulations, deed and private restrictions, and building codes. The Suwannee River Water Management District, the US Army Corps of Engineers and the State of Florida Department of Environmental Protection, the primary agencies overseeing wetland regulation the subject area, tend to highly discourage development in wetland areas. Zoning regulations placed on flood zone areas may also restrict development options. As mentioned earlier, only a very minor portion of the subject property is located within a flood zone, and though it contains jurisdictional wetlands, the wetlands have been relocated with approval from the appropriate governing agencies. Therefore, the subject is not significantly adversely affected by environmental regulations. Finally, the appraisers, through discussions with local property owners, government officials, and participants in the market, were unable to locate any further limitations via building codes and/or private or deed restrictions that would adversely limit the use of the property.

Based on the discussions presented above, the legally permissible uses of the subject site are governed solely by the current zoning designation, which allows a wide variety of possible commercial uses.

<u>Physically Possible</u>: The next constraint imposed upon a possible use of a property is dictated by the physical aspects of the site itself. Size, shape, location and topography limit the uses for which a site may be developed.

The subject property contains 4.6 developable acres, which is an adequate size for most allowable uses. As analyzed further in the Site Analysis Section of this report, the subject's size, shape, and access all conform, not only to immediately surrounding uses, but to the neighborhood as a whole.

The property is presumed to have an adequate load-bearing capacity for development purposes. This is supported by a cursory review of the soil survey maps of Columbia County, Florida (prepared by the United States Department of Agriculture, Natural Resources Conservation Service) and by Columbia County flood insurance rate maps, which locate only a very minor portion of the subject within the 500-year flood plain.

The subject benefits from available public services including municipal water and sewer service, trash collection, and police and fire protection. Access to telephone service and electrical service via several private contractors is also available.

By virtue of its physical characteristics, the subject property, as vacant, appears well suited for a wide variety of commercial uses, based on its size, shape, access, exposure, load-bearing capacity, and access to public utilities.

<u>Financially Feasible</u>: The above analyses of the legally permissible and physically possible uses of the subject site have eliminated some possible uses from consideration. Next, uses deemed

HIGHEST AND BEST USE ANALYSIS (Continued)

permissible and possible must be analyzed for financial feasibility. In order for a potential use to be financially feasible, "it must be able to produce a positive return to the land after considering risk and all costs to create and maintain the use"

To determine financial feasibility, the appraiser must perform a financial analysis which "will determine which uses are likely to create a value or result in a profit equal to or greater than the amount needed to develop and market the property." The calculation of a potential use's mathematical financial feasibility, however, goes beyond the scope of this appraisal analysis and the appraiser has therefore provided, based on preliminary analysis, an opinion of those uses which have a reasonable probability of being feasible.

As vacant land, the subject could be improved with a variety of uses as dictated by the subject's current zoning designation and the physical aspects of the site itself. As described in the Neighborhood Analysis section of this report, the subject is located in the primary development corridor of Lake City and developed properties within the neighborhood contain a mix of retail/service related commercial uses. Most legally permissible and physically possible uses for the subject site that conform to the surrounding neighborhood could be expected to generate positive returns if properly developed and managed.

<u>Maximally Productive Development</u>: The maximally productive development of the subject, as vacant, is governed by the subject property's legally permissible, physically possible and financially feasible uses. "Of the financially feasible uses of the land as though vacant, the highest and best use is the use that produces the highest residual land value all else being equal."

Again, the calculation of a property's mathematical highest and best goes beyond the scope of this appraisal analysis and the appraiser has therefore provided, based on preliminary analysis, an opinion of those uses which have a reasonable probability of being the highest and best use. It is therefore the appraiser's opinion that the highest and best use of the subject property is for a commercial development which would benefit from the parcel's size and location 1,100 feet north of the the primary development corridor of Lake City, Florida.

²The Appraisal of Real Estate, Fourteenth Edition (Appraisal Institute: Chicago, 2013), p. 341

³Ibid, p. 341

⁴Ibid, p. 343

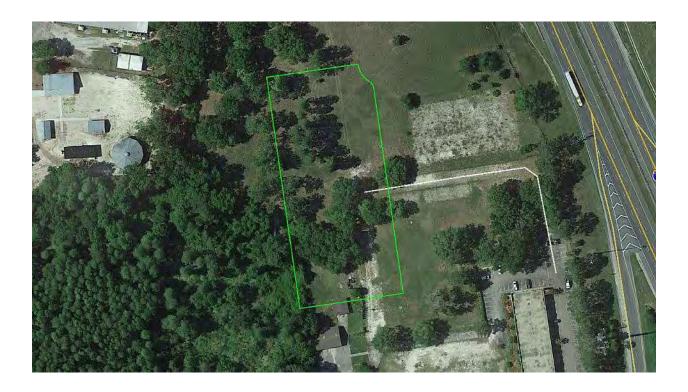
PART IV - VALUATION OF SUBJECT PROPERTY

DIRECT SALES COMPARISON APPROACH TO VALUE

As mentioned previously in this report, the subject land has been valued as if vacant and available for highest and best use. It is generally accepted in the subject's market to utilize the Direct Sales Comparison Approach when valuing vacant land. The Direct Sales Comparison Approach is a method whereby the appraiser estimates value by comparing the subject to similar properties which have recently sold.

An extensive search was made of comparable land sales in Lake City and the surrounding development areas of Columbia County. It was the objective of the appraiser to find comparable land sales similar in size, location, and highest and best use. Investigation of each sale included an examination of available public records for property data and indicated recorded instruments, an on-site inspection, and, when possible, confirmation of sales price, terms, and arm's length conditions with either the buyer, seller, or agent. Each of the comparable sales was then compared to the subject property in an effort to derive a market value indication. The time period for data investigation included the four years prior to the date of appraisal. Sources used to collect and verify data included public records, governmental agencies, market participants, and various other sources as required. Those sales providing the best degree of comparison are outlined on the following pages.

COMPARABLE LAND SALE 1



Reference Number: 12-1319-1318

Property Type: Vacant commercial land

Date of Sale: July 26, 2016 Sale Price: \$1,200,000

Land Size: 2.316 acres, or 100,885 square feet Unit Price: \$11.89 per square foot

<u>Location</u>: Along the west side of Northwest Centurion Way, approximately 700 feet north of US Highway 90 and within the primary commercial development corridor of the city of Lake City, Columbia County, Florida.

<u>Legal Description</u>: Lot 7, Gateway Crossing, according to the plat thereof as recorded in Plat Book 9, Page 114 of the Public Records of Columbia County, Florida.

Recorded: Columbia County Official Records Book 1319, Page 1318

Grantor: GWC Development Partners, LLC

Grantee: Florida Gateway Hotels, LLC

Terms: Market oriented mortgage financing with no impact on sale price.

<u>Conditions of Sale</u>: Arm's length sale; typical market conditions with no unusual motivation on the part of either the grantor or grantee.

COMPARABLE LAND SALE 1 (Continued)

<u>Verification</u>: Prior appraisal of the property and Mr. Nick Patel, representative of Grantee by Christopher D. Candler, MAI of Candler, Moses & Associates.

<u>Access/Exposure</u>: Rectangular parcel with approximately 475± feet of frontage along the west side of Northwest Centurion Way.

Frontage/Depth Ratio: 2.237

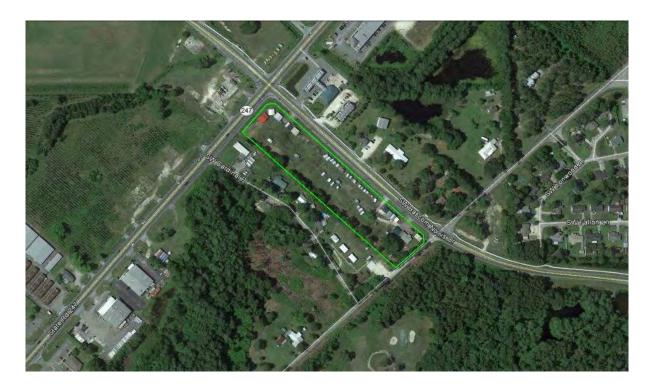
Utilities: All public utilities available

Zoning/Land Use: CHI, Commercial Highway Interchange by the City of Lake City, Florida.

<u>Highest & Best Use</u>: Eventual commercial development

<u>Comments</u>: This comparable represents the sale of a $2.3\pm$ acre parcel of vacant land located within the Gateway Crossing commercial development in the northwest quadrant of the Interstate Highway 75 and US Highway 90 interchange.

COMPARABLE LAND SALE 2



Reference Number: 12-1295-2542

Property Type: Vacant Commercial Acreage

Date of Sale: June 8, 2015

Sale Price: \$600,000

Total Land Size:

<u>Acre(s)</u> <u>Square Feet</u> 4.000 174,240

Total Unit Price: \$150,000 \$3.44

<u>Location</u>: At the southeast corner of Southwest Bascom Norris Drive and State Road 247 in a secondary commercial development corridor of Lake City, Florida.

<u>Legal Description</u>: Lengthy metes and bounds description being a portion of Section 1, Township 4 South, Range 16 East, Columbia County, Florida.

Recorded: Columbia County Official Records Book 1295, Page 2542

Grantor: Rimrock Development, LLC

Grantee: Probuilt, LLC

Terms: Market oriented mortgage financing with Columbia Bank; no impact on sale price.

COMPARABLE LAND SALE 2 (Continued)

<u>Conditions of Sale</u>: Arm's length sale; typical market conditions with no unusual motivation on the part of either the grantor or grantee.

<u>Verification</u>: Mr. Kevin Gray, grantee, on May 22, 2015 by Christopher D. Candler, MAI of Candler Appraisal Services, Inc.

Orientation/Access/Exposure: Corner parcel at both traffic controlled and non traffic controlled intersections. Accessible via 941.80 feet along the southwestern side of Southwest Bascom Norris Drive and 209.99 feet along the southeastern side of State Road 247, both being two-lane secondary thoroughfares, and 211.81 feet along the northwestern side of Southwest Faith Road.

<u>Frontage/Depth Ratio</u>: 4.46 based on an average depth of 211 feet with primary frontage being on Bascom Norris Drive.

Shape: Rectangular

<u>Topography/Flood Zones/Wetlands</u>: Relatively level and at the grade of the adjoining roadway, consisting of 100% uplands. Further, according to mapping available through the Federal Emergency Management Agency (FEMA), the property is located entirely within Flood Hazard Zone X, a designated non-flood hazard area.

Vegetation: Mostly clear with a few scattered hardwoods along the western boundary.

Utilities: All public utilities available.

Stormwater Retention: Onsite retention required for development.

Easements: None noted having an adverse impact on value.

Zoning/Land Use: CI, Commercial Intensive by Lake City, Florida

Use at Time of Sale: Parcel was under lease to a portable building retailer.

Site Improvements: Small older office building utilized as a retail office.

Highest & Best Use: Future commercial development in whole or subdivision into multiple lots.

<u>Comments</u>: This comparable represents the sale of a 4.00 acre parcel of land which was improved with an older office building. Given the age and size of the building, it was not given any contributory value in the determination of a sale price. The grantee was leasing the property at the time of sale and will continue to utilize the property as a retail lot for portable buildings.

COMPARABLE LISTING 3



Reference Number: 12-89892-Listing

Property Type: Vacant commercial land

Original Date of Listing: February 10, 2015 Listing Update: January 20, 2016

Original Listing Price: \$499,000 January Price Update: \$495,000

Acres Square Feet

Total Land Size 3.47 151,110

Unit Price \$3.28

<u>Location</u>: On the west side of Northwest Real Terrace, 600± feet north of US Highway 90, the primary commercial development corridor of the city of Lake City, Columbia County, Florida.

<u>Legal Description</u>: The parcel is legally described by a lengthy metes and bounds description as being a part of the SE 1/4 of Section 15, Township 3 South, Range 16 East, Columbia County, Florida.

Owner: Dewilton B Espenship III

<u>Verification</u>: Mr. Scott Stewart, listing broker on December 20, 2017, by Stephen M. Douglas of Candler, Moses & Associates.

COMPARABLE LISTING 3 (Continue)

<u>Access/Exposure</u>: Irregular shaped interior parcel with approximately 440 feet of frontage along the west side of Northwest Real Terrace.

Frontage/Depth Ratio: 1.341

Utilities: All public utilities available

Zoning/Land Use: RSF-2, Residential Single Family by the City of Lake City, Florida.

Highest & Best Use: Future commercial development

Comments: This comparable represents the listing of a 3.469± acre parcel of vacant land located within the Village Square commercial development north of US Highway 90 and the main retail commercial corridor in Lake City, Florida. Its zoning as RSF-2 can be changed based on conversations with the Columbia County Building and Zoning Department as it has already been approved by the Suwannee River Water Management District. However the process will require between 60 and 90 days to complete.

COMPARABLE LAND SALE 4



Reference Number: 12-1325-0708

Property Type: Vacant Commercial Acreage

Date of Sale: November 8, 2016

Sale Price: \$295,000

	Acres	Square Feet
Total Land Size	6.19	269,636
<u>Usable Acreage</u>	5.54	241,322
Usable Unit Price	\$1.22	

<u>Location</u>: At the southwest corner of Northwest Hall of Fame Drive and Northwest Devane Street, 700± feet north of the western primary commercial development corridor of Lake City, Florida.

<u>Legal Description</u>: Lengthy metes and bounds description being a portion of Section 1, Township 4 South, Range 16 East, Columbia County, Florida.

Recorded: Columbia County Official Records Book 1325, Page 0708

Grantor: Rekha Investments, LLC

Grantee: Living Hope Recovery Center, LLC

COMPARABLE LAND SALE 4 (Continued)

Terms: Market oriented mortgage financing; no impact on sale price.

<u>Conditions of Sale</u>: Arm's length sale; typical market conditions with no unusual motivation on the part of either the grantor or grantee.

<u>Verification</u>: Ms. Missy Zecher, listing agent, on December 19, 2016 by Stephen M. Douglas, of Candler, Moses and Associates.

<u>Orientation/Access/Exposure</u>: Corner parcel accessible via 490± feet along the west side of Northwest Hall of Fame Drive and 570 feet along Northwest Devane Street, both being two-lane secondary thoroughfares.

<u>Frontage/Depth Ratio</u>: 1.19 based on an average depth of 477.5 feet with frontage being on Northwest Devane Street.

Shape: Rectangular

<u>Topography/Flood Zones/Wetlands</u>: Relatively level and at the grade of the adjoining roadway, consisting of 100% uplands. Further, according to mapping available through the Federal Emergency Management Agency (FEMA), the property is located entirely within Flood Hazard Zone X, a designated non-flood hazard area.

<u>Vegetation</u>: Mostly clear with a few scattered hardwoods along the southern boundary.

Utilities: All public utilities available.

Stormwater Retention: Onsite retention in place.

Easements: None noted having an adverse impact on value.

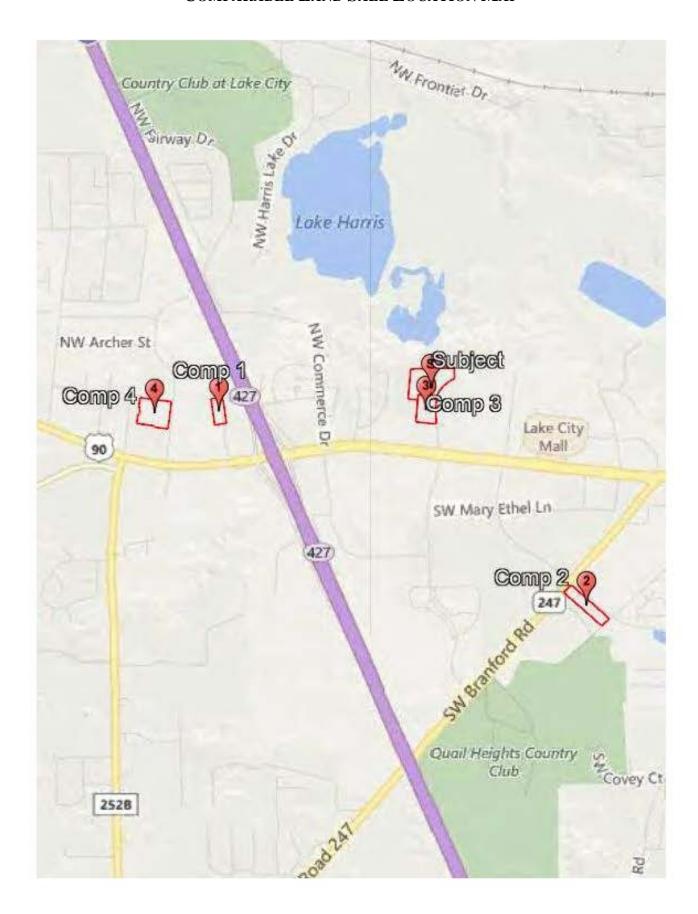
Zoning/Land Use: CHI, Commercial Highway Intensive by Lake City, Florida

Use at Time of Sale: Vacant.

Highest & Best Use: Future commercial development.

<u>Comments</u>: This comparable represents the sale of a 6.19 acre parcel of land which was improved with a retention pond, giving it 5.54 usable acres for future development.

COMPARABLE LAND SALE LOCATION MAP



DIRECT SALES COMPARISON APPROACH TO VALUE (Continued)

<u>Analysis of Sales</u>: The comparable sales have been analyzed for time, location, physical characteristics, and any other applicable factors. A qualitative analysis of the comparable sales is as follows:

	Cubicat	Comparable Land Sales				
	Subject	1 2		3	4	
Unadjusted Price/SF	~	\$11.89	\$3.44	\$3.28	\$1.22	
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length Active Listing		Arm's Length	
Adjustment	~	Similar	Similar	Superior	Similar	
Financing	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	
Adjustment	~	Similar	Similar	Similar	Similar	
Market Conditions	Dec 13, 2017	Jul 26, 2016	Jun 8, 2015	Current	Nov 8, 2016	
Adjustment	~	Similar	Similar	Similar	Similar	
Location	NW Real Terrace	Gateway Crossing	SW Bascom Norris Drive and SR 247	NW Real Terrace	NW Hall of Fame Dr.	
Adjustment	~	Strongly Superior	Superior	Similar	Strongly Inferior	
Access/Exposure	NW Real Terrace	Centurion Way, I-75, Limited US 90	SW Bascom Norris Drive and SR 247	NW Real Terrace	NW Hall of Fame Dr.	
Adjustment	~	Strongly Superior	Superior	Similar	Strongly Inferior	
Usable Parcel Size (ac.)	4.60	2.32	4.00 3.47		5.54	
Adjustment	~	Superior	Similar Similar		Inferior	
Zoning	CG	СНІ	CI RSF-2		CHI	
Adjustment	~	Similar	Similar Inferior		Similar	
Master Storm Retention	In Place	In Place	None In Place		In Place	
Adjustment	~	Similar	Inferior Similar		Similar	
Overall Adjustments	~	Strongly Superior	Slightly Superior	Slightly Inferior	Strongly Inferior	

Explanation of Adjustments:

Conditions of Sale: All sales utilized herein represent arm's length transactions under typical market conditions with no unusual motivation on the part of either the grantor or grantee. Comparable 3 is an active listing and is given a superior condition which requires a downward adjustment as commercial market transactions are typically negotiated at a discount from the listing price.

Financing: All sales sold either for cash or subject to cash equivalent financing and are therefore considered similar to the subject property.

DIRECT SALES COMPARISON APPROACH TO VALUE (Continued)

Market Conditions: The sales utilized herein occurred between June 2015 and July 2016. It is the appraisers' opinion that land values were increasing at a tremendous rate prior to 2006, but have since slowed substantially. Significant drops in both average price and sales activity over the past four years, with some of the most significant drops being realized between 2009 and 2010. More recently, however, a stabilization of values has been evident beginning January 2011 through the end of 2014 and steadily increasing through the present. All comparables utilized herein occurred during a period of stabilized and slightly increasing prices for similar land and are therefore representative of current market conditions.

Location: Location factors include quality and condition of surrounding improvements, desirability of neighborhood for development, supporting characteristics. As mentioned throughout this analysis, the subject property is located along the west side of Northwest Real Terrace and 1,100± feet north of the intersection of Northwest Real Terrace and US Highway 90, in the main retail commercial corridor in Lake City, Columbia County, Florida. Sale 1 is located in the Gateway Crossing commercial development which has superior linkages and is located in a more desirable area making it strongly superior to the subject and requiring a large downward adjustment. Sale 2 is located on the corner of Bascom Norris Drive and State Road 247 which is similar in linkages but superior in desirability making it superior to the subject and requiring a downward adjustment. Listing 3 is adjacent to the property and is considered similar. Sale 4 is located north of the western edge of the primary retail commercial corridor with minimal linkages to surrounding commercial development making it strongly inferior to the subject and requiring a large upward adjustment.

Access/Exposure: Access available to a parcel affects both its usability through ingress and egress and its exposure. Access factors include roadway type and size, corner influence, and exposure. The subject property gains primary access from its frontage along the west side of Northwest Real Terrace, with additional exposure provided by proximity to both Northwest Bascom Norris Drive and US Highway 90. Listing 3 is situated adjacent to the south of the subject property and is therefore similar in access and exposure. Sale 1 is located on Northwest Centurion Court in the Gateway Crossing development gaining exposure from being in a highway oriented commercial development, as well as additional exposure to US Highway 90 and Interstate Highway 75 making the sale's exposure strongly superior to the subject and requiring a downward adjustment. Sale 2 is a corner lot gaining exposure from both Bascom Norris Drive and State Road 247 making it superior to the subject. Sale 4 is a corner lot with superior access from Devane and Hall of Fame Drive however the minimal amount of commuter traffic make this sale overall strongly inferior to the subject.

Size: Size factors vary between different categories and locations. Generally, the greater the size of the parcel, the lower the unit price paid. Size, however, is relative. Typically, significant differences must usually exist before the market changes unit price. As mentioned previously in this analysis, the subject property consists of an 7.9 acre commercial tract with a usable acreage of 4.60 acres. Sale 2 and Listing 3 are considered to be of similar size to the subject property. Sale 1 is 2.32 acres and is considered superior in size to the subject and requires a downward adjustment to account for the economies of scale inherent in the purchase/sale of this type of property. Sale 4's usable acreage is larger than the subject and is considered inferior to the subject and requires an upward adjustment to account for the economies of scale inherent in the purchase/sale of this type of property.

DIRECT SALES COMPARISON APPROACH TO VALUE (Continued)

Zoning: Zoning designations determine the usability of a site through density and use restrictions and therefore have a significant impact on value. Therefore a property with a zoning designation which provides greater flexibility in uses or permits a higher density development is considered superior, and vice versa. In this analysis, the subject property contains Columbia County's CG, Commercial General designation. Sales 1, 2 and 4 contain zoning designations which permit a similar flexibility of uses and are therefore similar to the subject property. Listing 3, however, contains the Columbia County RSF-2, Residential Single Family, designation which permits predominantly residential uses. Based on conversations with the Columbia County Building and Zoning Department, a zoning change would be required for commercial development but relatively simple to obtain, thus making this parcel slightly inferior to the subject due to an inability to immediately develop upon acquisition and requires a slight upward adjustment.

Master Retention: The costs associated with permitting and constructing storm water retention facilities are significant. A vacant parcel with master retention permitted and in place represents a superior condition to a parcel that has yet to go through the process. The subject has master retention in place. Comparables 1, 3 and 4 all have storm retention permitted and in place making them similar to the subject. Sale 2 has no storm retention in place and is considered inferior to the subject requiring an upward adjustment.

Correlation and Conclusion of Land Value: The four comparables utilized herein represent good indicators of recent prices paid for commercial tracts within similar development areas of Lake City/Columbia County. After consideration of the preceding analysis, it is the appraiser's opinion that the per unit value of the subject would fall within a range of from \$2.50 to \$3.50 per square foot. Greater weight was applied to Sale 2 as it required substantially less adjustment than the other comparable sales. Therefore, based on the analysis of the included sales, it is the appraiser's opinion that, on the date of appraisal, the subject land, if vacant and available for highest and best use, had a market value of \$3.00 per square foot or \$609,000, calculated as follows:

4.600 usable acres @ \$3.10 per square foot = \$621,166 Rounded. \$621,000

ADDENDA

WARRANTY DEED

Inst. Number: 201412007841 Book: 1275 Page: 314 Date: 5/22/2014 Time: 4:41:08 PM Page 1 of 3 Doc Deed: 3605.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

American Title Services 321 SW Main Boulevard, Suite 105 Lake City, FL. 32025

14-204

PREPARED BY/RETURN TO: Robin American Home Title of Tampa Bay,Inc. 6703 North Himes Avenue

Tampa, Florida 33614 FILE NO.: AHT140196 ### Ast: 201412007841 Date: 5/22/2014 Time: 4:41 PM Stamp-Deed: 3605.00 DC P. DeWitt Cason, Columbia County Page 1 of 3 B:1275 P:314

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 20th day of May, 2014 by: TD Bank, N.A. having its principal place of business at 104 S. Main Street Greenville, SC 29601 hereafter called the Grantor, to Columbia County, Florida, a political Florida Political subdivision, whose mailing address is: P.O. Box 1529 Lake City, FL 32056, hereinafter called the Grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and asigns of corporations.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN)

Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Attached Exhibit "A" for a more complete and accurate legal description.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land.; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

WARRANTY DEED

Inst. Number: 201412007841 Book: 1275 Page: 315 Date: 5/22/2014 Time: 4:41:08 PM Page 2 of 3 Doc Deed: 3605.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto afixed by its proper offices thereunto duly authorized, the day and year above first written.

- warm Er sier

Name:

TD Bank, N.A., national banking association

Carol C. Farnsworth, Vice President

STATE OF: South Carolina

COUNTY OF: Greenville

The foregoing instrument was acknowledged before me this 05/20/14 by Carol C. Farnsworth, Vice President for TD Bank, N.A., national banking association, who is personally known to me or who has produced ______as identification.

WITNESS my signature and official seal.

My Commission Expires: /2/21/2023_

NOTARY PUBLIC-State of: SC

WARRANTY DEED

Inst. Number: 201412007841 Book: 1275 Page: 316 Date: 5/22/2014 Time: 4:41:08 PM Page 3 of 3 Doc Deed: 3605.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

File Number: AHT140196

EXHIBIT "A" - LEGAL DESCRIPTION

SECTION 35: Commence at the SE corner of Section 35, Township 3 South, Range 16 East, Columbia County, Florida, and run North 06 deg., 16 min., 41 sec., East along the East line of Section 35, a distance of 964.68 feet to a point on the North right of way of U.S. Highway 90; thence North 84 deg., 49 min., 39 sec., West along said North right of way line of U.S. Highway 90, a distance of 829.73 feet to the intersection of said North right of way line and the existing East right of way line of NW Real Terrace; thence North 03 deg., 31 min., 10 sec., West along said existing East right of way line of NW Real Terrace a distance of 400.08 feet to the point of beginning; thence continue North 03 deg., 31 min., 10 sec., West still along said existing East right of way line of NW Real Terrace a distance of 105.99 feet; thence North 84 deg., 44 min., 18 sec., West along the existing North right of way line of NW Real Terrace a distance of 64.76 feet; thence North 02 deg., 56 min., 36 sec., West a distance of 219.43 feet to a point of curve of a curve concave to the East having a radius of 530.00 feet and a central angle of 19 deg., 48 min., 06 sec.; thence Northeasterly along the arc of said curve a distance of 183.17 feet to the end of said curve; thence North 73 deg., 38 min., 47 sec., West a distance of 106.23 feet; thence North 84 deg., 40 min., 02 sec., West a distance of 174.39 feet; thence North 03 deg., 15 min., 42 sec., East a distance of 525.79 feet to a point on the North line of the NW 1/4 of the SE 1/4 of Section 35; thence North 87 deg., 01 min., 10 sec., East along said North line a distance of 763.87 feet; thence South 03 deg., 27 min., 15 sec., East a distance of 470.53 feet; thence South 86 deg., 32 min., 15 sec., West a distance of 145.66 feet; thence South 84 deg., 27 min., 15 sec., East a distance of 49.97 feet; thence North 84 deg., 27 min., 15 sec., East a distance of 149.97 feet; thence North 03 deg., 27 min., 15 sec., East a distance of 149.97 feet; thence North 03 deg., 27 min., 15 sec., West a

Parcel Number: R02585-011

COMPANY PROFILE

CANDLER, MOSES & ASSOCIATES, INC.

Candler, Moses & Associates, Inc. was formed in 2016, having evolved from it's predecessor, Candler Appraisal Services, Inc., which served the north Florida market for over 20 years since it's founding in 1995. During this time, the firm established itself as one of the preeminent appraisal companies in the market when dealing with complex and high value assignments, a tradition which Candler, Moses & Associates, Inc. proudly continues today.

Our firm currently staffs five full time appraisers. Christopher D. Candler, MAI is president of the firm, holds a Master of Arts degree in Real Estate Appraisal from the University of Florida, the MAI designation with the Appraisal Institute, and is certified in Florida and Georgia with over 20 years of experience. J. Chase Moses is vice-president of the firm, holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida, is certified in Florida and Georgia with over five years of experience, and spent six years in commercial lending and underwriting. Michael S. Logan, SRA holds a Bachelor of Science degree in Business Management and Real Estate from Florida State University, the SRA designation with the Appraisal Institute, and is certified in Florida with over 16 years of experience. Jacob M. Fenn is a trainee appraiser and holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida. Stephen M. Douglas, LEED AP is a trainee appraiser, holds a Bachelor of Science degree in Building Construction from the University of North Florida, and spent 13 years in the commercial and industrial construction and fabrication industries.

At Candler, Moses & Associates, Inc., we pride ourselves on our ability to address various appraisal problems for our clients through experience with a diversified client base and diverse background of appraisers. Valuation and consulting services are provided for a variety of individuals, lending institutions, financial service providers, attorneys and estate planners, as well as numerous governmental agencies and private land conservation groups.

In addition to local and national banks, law firms, government agencies, and individuals, some of our larger clients include the Alachua Conservation Trust; the Alachua County Environmental Protection Department; the Conservation Fund; CSX Transportation; the Florida Department of Environmental Protection; Holland and Knight; the National Park Service; the Nature Conservancy; Progress Energy; Rayonier; the Suwannee River, Saint Johns River, and Northwest Florida Water Management Districts; the United States Department of the Interior; the United State Fish and Wildlife Service; and the United States Forest Service.

Through performing assignments for the various parties listed previously, our appraisers have become proficient in addressing many types of complex appraisal problems including, but not limited to: sovereignty issues, jurisdictional wetlands, timber value and allocation, land and building allocations, partial interests, corridor and right-of-way valuations, water rights and spring issues, and less-than-fee simple interests (conservation easements).

Our experience includes, but is not limited to: shopping centers, fast food and other retail establishments, net lease properties, lodging, automotive dealerships, industrial facilities, service stations, condominium developments, multi-tenant medical/professional buildings, single-family residences, multi-family housing, residential and commercial subdivisions, agricultural and timber land, conservation land, market rent studies, and feasibility studies.

Candler, Moses, & Associates, Inc. thanks you for the opportunity to be of service, now and in the future, for all of your valuation and consultation needs.

QUALIFICATIONS OF APPRAISER

CHRISTOPHER DEE CANDLER, MAI

Professional Experience and Background

Candler, Moses & Associates, Inc., 356 Northwest Lake City Avenue, Lake City, Florida 32055 President and Principal Appraiser from October 2016 to present.

Candler Appraisal Services, Inc., 356 Northwest Lake City Avenue, Lake City, Florida 32055
President and Principal Appraiser from January 2014 to October 2016.
Vice President and Senior Appraiser from June 2003 to January 2014.
Appraisal Associate from May 1997 to June 2003

Appraisal Associate with Pacetti Appraisal Services, 2730 US 1 South, Unit C., Saint Augustine, Florida 32086, from May 1996 to April 1997.

Appraisal Associate with Candler-Sawyer & Associates, Inc., 1034 Sixteenth Street North, Saint Petersburg, Florida 33705, from January 1995 to August 1995.

From August 1992 to April 1997, attended the University of Florida Real Estate program. Areas of study included appraisal, management, finance, economics, and various computer courses.

Awarded the MAI designation with the Appraisal Institute June 10, 2003.

Completed the Appraisal Institute Valuation of Conservation Easements Professional Development Program on June 2008.

Completed the Appraisal Institute Litigation Professional Development Program on December 2013.

Currently licensed as a Florida State-Certified General Appraiser (License RZ2338).

Currently licensed as a Georgia Certified General Real Property Appraiser (License 340734).

Qualified as an expert witness for testimony in Circuit Court in Alachua, Columbia, Madison, and Suwannee Counties.

Work experience consists mainly of participating in the appraisal of vacant land and a variety of residential, commercial and income-producing properties. Work performed in Alachua, Baker, Bradford, Brevard, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Franklin, Gadsden, Gilchrist, Hamilton, Hillsborough, Jefferson, Lafayette, Lake, Leon, Levy, Liberty, Madison, Marion, Okaloosa, Pinellas, Putnam, Santa Rosa, Saint Johns, Sumter, Suwannee, Taylor, Union, Wakulla, and Walton counties in Florida and Brooks and Lowndes counties in Georgia. Clients served by the firm consist of various governmental bodies, corporations, law firms, banks, savings and loan associations, utility companies, and individuals.

Education

Master of Arts Degree in Real Estate, Appraisal Tract, August 1997, from University of Florida, Gainesville, Florida.

Bachelor of Science of Business Administration, Real Estate, 1994, University of Florida, Gainesville, Florida.

Associate of Arts Degree, 1992, Saint Petersburg Junior College, Saint Petersburg, Florida.

QUALIFICATIONS OF APPRAISER

STEPHEN MARSHALL DOUGLAS

Professional Experience and Background

State-Registered Trainee Real Estate Appraiser with Candler, Moses and Associates, 356 NW Lake City Avenue, Lake City, FL 32055 from July 2016 to current.

State Certified General Contractor - CGC1514350 from 2007 to present.

Currently licensed as a Florida State-Registered Trainee Real Estate Appraiser (License # RI24237). Supervisory Appraiser is Christopher D. Candler, MAI, Florida State-Certified General Real Estate Appraiser (License # RZ2338).

Education

Cooke Real Estate Schools - June 2016. Completion of 105 hours of required pre-licensure education. including a 15 hour National Uniform Standards of Appraisal Practices.

University of North Florida - August 2003 to May 2005, Graduated with Bachelor of Science in Building Construction.

Santa Fe College - August 2000 to May 2003, Graduated with an Associate of Arts degree.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: May 10, 2018	Meeting Date: May 17, 2018	
Name: Ben Scott	Department: BCC Administration	
Division Manager's Signature		
1. Nature and purpose of age	nda item:	
Partners of Hope Internation	nal - Proposed Land Exchange	
Attach any correspondence info memorandums, etc.	rmation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current bu	dget.	
Is this a budgeted item?	X N/A	
	Yes Account No.	
	No Please list the proposed budget amendment to fund this request	
Budget Amendment Number:	Fund:	
FROM:	TO:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	



Threasa M. Hysell, R.N., Executive Director

Lonnie R. Johns, President

May 10,2018

Mr. Ben Scott, County Manager COLUMBIA COUNTY P.O. Drawer 1529 Lake City, FL 32056-1529

Re: Proposed Land Exchange

Dear Mr. Scott:

Partners of Hope International (POH) is a private, not-for-profit entity that owns property (35-3S-16-02585-000) adjacent to property owned by Columbia County (35-3S-16-02585-011). The parcels are located on Real Terrace. POH would like to propose a land exchange that it believes is beneficial to both parties. The proposed exchange is illustrated on the attached diagrams.

The obvious benefits to both parties are the straightening of boundaries, increased value and increased utility of the parcels. The exchange as proposed would allow POH to protect its investment by having ownership directly in front of its building to the county's right-of-way. Likewise, the county would benefit by exchanging a longer, narrower strip of land for a more marketable parcel.

Thank you in advance for your courtesies. Again, I believe the exchange is a good business decision for both parties. I am available to answer any questions you or the Board of County Commissioners may have.

Sincerely,

Łonnie Johns

President/Partners of Hope Pastor, Christ Central Ministries









BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: May 11, 2018

To: Ben Scott, County Manager

From: Scott Ward, Assistant County Manager

RE: Real Terrace Property Swap

At the direction of the Board, Staff obtained an appraisal of the Real Terrace property related to the proposed property swap with Partners of Hope. It is Candler Moses & Associates' opinion that the market value impact of the land exchange is \$98,500, as of January 2, 2018. The market value of the land swap is calculated as follows:

	Columbia County				Partners of Hope		
		Size				Size	Market
	Parcel	(acres)	Mai	ket Value	Parcel	(acres)	Value
Before Swap	Parcel A	2.60	\$	283,000	Parcel B	1.88	233,000
After Swap	Parcel C	1.49	\$	211,000	Parcel D	2.99	358,000
Difference in Value			\$	(72,000)			125,000
Absolute Sum of the Differences in Value					197,000		
Market Value of Land Swap (Average of the Differences in Value)					98,500		

APPRAISAL OF

THE REAL TERRACE PROPERTIES
Located Along the East Side of Northwest Real Terrace,
Approximately One-Tenth of a Mile North of US Highway 90,
Lake City, Columbia County, Florida

PREPARED FOR

Columbia County Board of County Commissioners P.O. Box 1529 Lake City, Florida 32056

Attention: Mr. Scott Ward Assistant County Manager of Administration

PREPARED BY

CANDLER, MOSES & ASSOCIATES 184 North Marion Avenue, Lake City, Florida 32055

Christopher D. Candler, MAI State-Certified General Real Estate Appraiser RZ2338

Jacob M. Fenn State-Certified General Real Estate Appraiser RZ3956

VALUATION DATE

January 2, 2018



17-575b



J. CHASE MOSES Florida State-Certified General Real Estate Appraiser RZ3672 Georgia Certified Real Property Appraiser 359959

January 31, 2018

Columbia County Board of County Commissioners P.O. Box 1529 Lake City, Florida 32056

Att: Mr. Scott Ward

Assistant County Manager of Administration

Re: Appraisal of the Real Terrace Properties

Located Along the East Side of Northwest Real Terrace,

Approximately One-Tenth of a Mile North of US Highway 90,

Lake City, Columbia County, Florida

Dear Mr. Ward:

At your request, a market value appraisal has been made of the captioned properties. The purpose of this appraisal is to estimate the market value of the *fee simple interest* in the subject. This appraisal is intended to be used for the purpose of the possible exchange of the subject parcels by the client and intended user, the Columbia County Board of County Commissioners. The appraisers are not responsible for unauthorized use of this report. Analyses and supporting data are provided in the attached Narrative Appraisal Report.

This appraisal is made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice* (USPAP). No other supplemental standards are applicable.

The subject of this appraisal consists of two properties as they pertain to and are impacted by the hypothetical land swap between the client and Partners of Hope International. In order to determine the impact of the land swap, four appraisals have been completed: one each for the ownerships in their current configuration and one each after the hypothetical land swap. The difference between the before and after values of each of the properties will represent the impact of the land swap. The properties in question before the land swap include: Parcel A, a 2.60 acre parcel owned by Columbia County and Parcel B, a 1.88 acre parcel owned by Partners of Hope International. The proposed land swap includes exchanging 1.88 acres owned by Columbia County and 0.77 acres owned by Partners of Hope International. After the hypothetical land swap, the properties will include Parcel C, a 1.49 acre parcel owned by Columbia County and Parcel D, a 2.99 acre parcel owned by Partners of Hope International. The tracts are adjoining and are located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90 in western Lake City, Florida.

Columbia County Board of County Commissioners January 31, 2018 Page 2

Based on our January 2, 2018 inspection, the 1.88 acres of land owned by Partners of Hope International was developed with a 12,960 square foot retail/warehouse building currently being operated as a donation center and thrift store. After conversations with the client, this appraisal is based on the underlying land only. Therefore, this appraisal is performed under the hypothetical condition that the 1.88 acres is vacant and available for it's highest and best use.

As mentioned previously, this report considers the impact of the land swap between Columbia County and Partners of Hope International. After the hypothetical land swap, the properties will include 1.489 acres owned by Columbia County and 2.991 acres of underlying land owned by Partners of Hope International. The sizes, locations, and shapes of the portions of land proposed for the exchange were determined by the client and will be utilized in the analysis and appraisal of the subject after the hypothetical land swap. Therefore, this appraisal is also performed under the hypothetical condition that the subjects are 1.49 acres and 2.99 acres in the after exchange analysis. Should differences exist in the size or location of the land to be swapped subsequent to the effective date of this appraisal, the appraisers reserve the right to reconsider their opinion of value.

It is the appraiser's opinion that the market value of the **fee simple interest** in Parcel A, <u>subject</u> <u>to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

TWO HUNDRED EIGHTY-THREE THOUSAND DOLLARS \$283,000

It is the appraiser's opinion that the market value of the **fee simple interest** in Parcel B, <u>subject</u> <u>to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

TWO HUNDRED THIRTY-THREE THOUSAND DOLLARS \$233,000

It is the appraiser's opinion that the market value of the **fee simple interest** in Parcel C, <u>subject</u> <u>to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

TWO HUNDRED ELEVEN THOUSAND DOLLARS \$211,000

It is the appraiser's opinion that the market value of the **fee simple interest** in Parcel D, <u>subject</u> <u>to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

THREE HUNDRED FIFTY-EIGHT THOUSAND DOLLARS \$358,000

Columbia County Board of County Commissioners January 22, 2018 Page 3

It is the appraiser's opinion that the market value of the impact of the land exchange, <u>subject to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

NINETY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$98,500)

This letter must remain attached to the included report, which contains 63 pages plus related addenda, in order for the opinions of value to be considered valid.

Thank you for this opportunity to be of service

Respectfully submitted,

CANDLER, MOSES & ASSOCIATES

Christopher Dee Candler, MAI

State-Certified General

Real Estate Appraiser RZ2338

Jacob M. Fenn

State-Certified General

Real Estate Appraiser RZ3956

17-575b

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PART I - INTRODUCTION

CERTIFICATION

The following certification is based on guidelines from The State of Florida and the Appraisal Institute. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Christopher Dee Candler, MAI has completed the requirements of the continuing education program of the Appraisal Institute and the State of Florida.
- I have made a personal inspection of the property that is the subject of this report.
- I have not provided any services regarding the subject property within the past three years, as an appraiser or in any other capacity.
- Jacob Fenn provided significant professional assistance to the person signing this certification. Specifically, assistance includes but is not limited to the research, verification, analysis, and packaging of all data contained in this report.

Signed:

Christopher Dee Candler, MAI

State-Certified General

Real Estate Appraiser RZ2338

CERTIFICATION

The following certification is based on guidelines from the State of Florida and the Appraisal Institute. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Jacob M. Fenn has completed the requirements of the continuing education program of the State of Florida.
- I have made a personal inspection of the property that is the subject of this report.
- I have not provided any services regarding the subject property within the past three years, as an appraiser or in any other capacity.
- Christopher Dee Candler, MAI provided significant professional assistance to the person signing this certification in the development of this report.

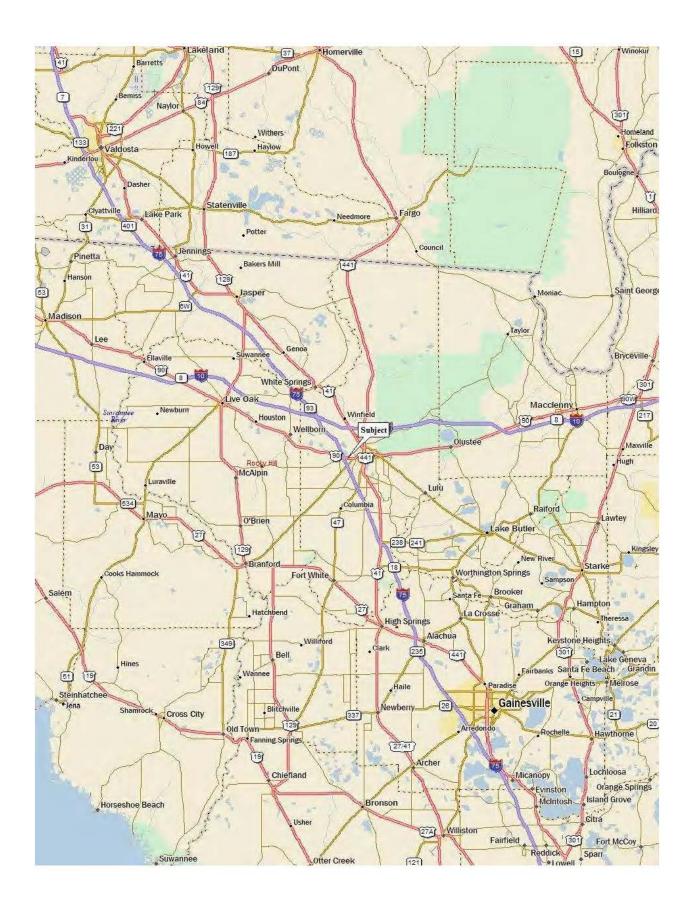
Signed:

Jacob M. Fenn

State-Certified General

Real Estate Appraiser RZ3956

AREA LOCATION MAP



NEIGHBORHOOD LOCATION MAP

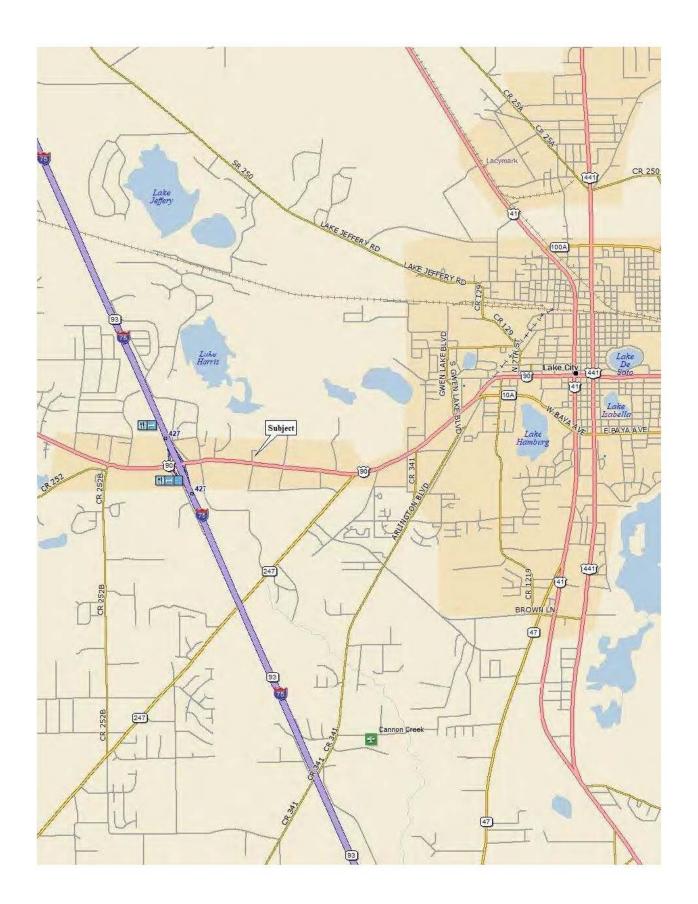




Photo #1: View South Along Northwest Real Terrace with Subject on Left

Date Taken: January 2, 2018

Taken By: Jake Fenn



Photo #2: View North Along Northwest Real Terrace with Subject on Right

Date Taken: January 2, 2018

Taken By: Jake Fenn



Photo #3: Interior View of County Owned Property

Date Taken: January 2, 2018

Taken By: Jake Fenn



Photo #4: Interior View of County Owned Property

Date Taken: January 2, 2018

Taken By: Jake Fenn



Photo #5: View of Site Improvements Owned by Partners of Hope International

Date Taken: January 2, 2018

Taken By: Jake Fenn



Photo #6: Interior View of Northern Parcel Owned by Partners of Hope International

Date Taken: January 2, 2018

Taken By: Jake Fenn

PART II - SCOPE OF WORK

IDENTIFICATION OF PROPERTY

The subject of this appraisal consists of two properties as they pertain to and are impacted by the hypothetical land swap between the client and Partners of Hope International. The tracts are adjoining and are located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. The Columbia County Property Appraiser's Office identifies the subject as Parcel ID #'s 35-3S-16-02585-000, 35-3S-16-02585-011 and 35-3S-16-02585-012.

Present Ownership and Sale History

The subject properties are currently held under two different ownerships. According to the Columbia County Property Appraiser's office, the 2.60 acre tract is owned by Columbia County, Florida, a Florida Political subdivision, whose mailing address is P.O. Box 1529, Lake City, Florida 32056. No *arm's length* transactions pertaining to the subject parcel were found over the past three years. The 1.88 acre tract is owned by Partners of Hope International, Inc., whose mailing address is P.O. Box 1803, Lake City, Florida 32056. This property last sold in March of 2015 for a reported \$400,000, or \$30.86 per enclosed square foot. The sale contained significant improvements including a 12,960 square foot retail/warehouse building and site improvements. At the time of sale, this transaction was reported as being negotiated at arm's length and was market oriented. Neither property is known to be listed for sale or under contract/agreement for sale/purchase.

Legal Description

The legal description of the 2.60 acre tract is a part of two larger parcels and has not been legally described. The legal description of the 1.88 acre tract, as recorded in the Official Records Book 1291, Page 0789, Columbia County, Florida, can be found in the deed located in the addenda of this report.

EXTENT OF PROPERTY INSPECTION AND DATA COLLECTION

The subject parcels were physically inspected by the appraiser on January 2, 2018. An inspection was made of the subject neighborhood and surrounding area, and information was gathered regarding land development and potential projects that may affect the market value of the subject parcels. Data was gathered on the subject properties in relation to site characteristics, applicable zoning and land use issues, available utilities, flood zone information, tax data, sales history, etc.

THE APPRAISAL PROCESS

The following discussion of the appraisal (valuation) process is taken directly from the book, *The Appraisal of Real Estate*, Fourteenth Edition, Appraisal Institute:

"The valuation process begins when the appraiser enters into an agreement with a client to provide a valuation service. Generally, the terms of the agreement are satisfied when the appraiser delivers the assignment results (opinions and conclusions) that were agreed upon with the client. The objective of most appraisal assignments is to develop an opinion of market value.

THE APPRAISAL PROCESS (Continued)

The valuation process contains all the steps appropriate to this type of assignment. The model also provides the framework for developing an opinion of other defined values.

The valuation process is accomplished through specific steps. The number of steps followed depends on the intended use of the assignment results, the nature or the property, the scope of work deemed appropriate for the assignment, and the availability of data. The model provides a pattern that can be used in any appraisal assignment to perform market research and data analysis, to apply appraisal techniques, and to integrate the results of these activities into an opinion of defined value. In addition to assisting appraisers in their work, models that apply the valuation process are recognized by the market of appraisal users and facilitate their understanding of appraisal conclusions.

Research begins after the appraisal problem has been identified and the scope of work required to solve the problem has been determined. The analysis of data relevant to the problem starts with an investigation of trends observed at the market level: international, national, regional, or neighborhood. This investigation (i.e., the market analysis) helps the appraiser understand the interrelationships among the principles, forces, and factors that affect real property value in the specific market area. Research also provides raw data from which the appraiser can extract quantitative information and other evidence of market trends. Such trends may include positive or negative percentage changes in property value over a number of years, the population movement into an area, and the number of employment opportunities available and their effect on the purchasing power of potential property users.

In assignments to develop an opinion of market value, the ultimate goal of the valuation process is a well-supported value conclusion that reflects all of the pertinent factors that influence the market value of the property being appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which are referred to as the approaches to value.

- In the cost approach, value is estimated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit), minus the loss in value from depreciation, plus land value.
- In the sales comparison approach, value is indicated by recent sales of comparable properties in the market.
- In the income capitalization approach, value is indicated by a property's earning power, based on the capitalization of income.

Traditionally, specific appraisal techniques are applied within the three approaches to derive indications of real property value. One or more approaches to value may be used depending on which approaches are necessary to produce credible assignment results, given the intended use.

The three approaches are interrelated. Each requires the gathering and analysis of data that pertains to the property being appraised.

From the approaches applied, the appraiser develops separate indications of value for the property being appraised. To complete the valuation process, the appraiser integrates the information drawn from market research, data analysis, and the application of the approaches to reach a value conclusion. This conclusion may be presented as a single point estimate of value or, if the assignment permits, as a range within which the value may fall (or as a point referenced from a benchmark). An effective integration of all the elements in the process depends on the appraiser's skill, experience, and judgment." A report of the appraiser's findings and conclusions (verbal or written) is ultimately submitted to the client.

METHOD OF APPRAISAL

The Appraisal Process identified the three standard approaches to value: Cost Less Depreciation Approach, Sales Comparison Approach, and Income Capitalization Approach. As discussed, the applicability of the approaches depends on the character of the property and the availability of market data.

In this appraisal, the parcels have been valued as vacant and under highest and best use as vacant.

Method of Appraisal - Land

It is customary in the current market to use the Sales Comparison Approach for land valuation when adequate comparable data are available for analysis. In the preparation of this appraisal, sufficient recent comparable land sales were found for a valid Sales Comparison Approach.

The Cost Less Depreciation Approach utilizes land value in connection with a cost-depreciation analysis for real property improvements. Since no improvements are a part of this land analysis, the Cost Less Depreciation Approach was therefore not applicable for the land.

The Income Capitalization Approach requires sufficient income and expense data from reasonably comparable properties in the market. Such information was not available for the analysis of the parcels. In addition, the market does not customarily use the Income Capitalization Approach to value just land. As a result of these factors, the Income Capitalization Approach was therefore not applicable for the land.

In summary, the Sales Comparison Approach, using direct sales comparisons, was the most valid approach or method to value the parcels, as vacant. A detailed analysis of the Sales Comparison Approach to Land Value is provided in subsequent sections of this report.

ASSIGNMENT ELEMENTS

Client/Intended User and Intended Use of Appraisal

This appraisal report is intended to be used as a basis for decision making relative to a possible land exchange impacting the subject parcels. The client and intended user is the Columbia County Board of County Commissioners. No other intended users are known or presumed in this analysis.

Type and Definition of Value

This appraisal estimates the *market value* of the *fee simple interest* in the herein described property. The estimate of value is <u>subject to</u> any existing leases, customary cash-equivalent financing available in the market, and any easements located on the property.

This appraisal is based on the definition of market value set forth by the Office of the Comptroller of the Currency in 12 CFR Part 34.42g:

ASSIGNMENT ELEMENTS (Continued)

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

A *fee simple interest* is absolute unencumbered ownership subject only to public and semipublic limitations of eminent domain, escheat, police power, and taxation. As previously discussed, the herein estimated value is also subject to customary cash-equivalent financing, and any easements. Any easements are described in subsequent sections of this report.

A *leased fee interest* is a fee simple interest subject to one or more long-term leases. Because the subject properties are not encumbered by any long term leases, this appraisal considers the *fee simple interest*.

Effective Date of Appraisal

Based on conversations with the client, the intended use of the appraisal, and the type of value being sought, the effective date of this appraisal has been determined to be the date of the last physical inspection of the subject properties, or January 2, 2018.

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition, by the Appraisal Institute, defines exposure time as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market." Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. For the subject properties, an exposure time of twelve months is considered reasonable.

Summary of Appraisal Problems

The subject of this appraisal consists of two properties as they pertain to and are impacted by the hypothetical land swap between the client and Partners of Hope International. In order to determine the impact of the land swap, four appraisals have been completed: one each for the ownerships in their current configuration and one each after the hypothetical land swap. The

ASSIGNMENT ELEMENTS (Continued)

difference between the before and after values of each of the properties will represent the impact of the land swap. The properties in question before the land swap include: Parcel A, a 2.60 acre parcel owned by Columbia County and Parcel B, a 1.88 acre parcel owned by Partners of Hope International. The proposed land swap includes exchanging 1.88 acres owned by Columbia County and 0.77 acres owned by Partners of Hope International. After the hypothetical land swap, the properties will include Parcel C, a 1.49 acre parcel owned by Columbia County and Parcel D, a 2.99 acre parcel owned by Partners of Hope International. The tracts are adjoining and are located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90 in western Lake City, Florida.

Characteristics of the subject parcels that are pertinent to their valuation include, but are not limited to, their location in western Lake City and within close distance of the primary US Highway 90 corridor, size, and access/exposure from Northwest Real Terrace. These characteristics warrant attention in the valuation of the all four subject parcels and are considered throughout the appraisal.

Assumptions and Limiting Conditions

The following items are based on guidelines from the Appraisal Institute. This appraisal is subject to the following assumptions and limiting conditions.

Standard Assumptions and Limiting Conditions

- 1. The legal description provided to the appraiser and used in this report is assumed to be correct.
- 2. This appraisal covers the property as described in this report, and the areas and dimensions as shown herein are assumed to be correct. No survey of property has been made by the appraiser and no responsibility is assumed in connection with such matters. The sketches in this report are included only to assist the reader in visualizing the property.
- 3. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
- 4. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
- 5. It is assumed that there are no hidden or unapparent conditions of the property which would render it more or less valuable. No responsibility is assumed for such conditions or engineering which may be required to discover such factors.
- 6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
- 7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.
- 8. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

ASSIGNMENT ELEMENTS (Continued)

- 9. It is assumed that the utilization of the land is within the boundaries of the property lines of the property described and that there is no encroachment or trespass.
- 10. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have previously been made therefore.
- 11. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety. However, by preparing the appraisal for a federal agency, it is understood that this condition is limited by the fact that the contents of the report are subject to the Freedom of Information Act.
- 12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, under, or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation, subsurface contaminants, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on, under, or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- 13. This appraisal considers the value of the less than fee simple estate of the property, subject to easements and other restrictions of record.
- 14. Any special assumptions and limiting conditions pertaining to the property are provided below.

Supplemental Standards, Extraordinary Assumptions, and/or Hypothetical Conditions

- 1. Based on our January 2, 2018 inspection, the 1.88 acres of land owned by Partners of Hope International was developed with a 12,960 square foot retail/warehouse building currently being operated as a donation center and thrift store. After conversations with the client, this appraisal is based on the underlying land only. Therefore, this appraisal is performed under the hypothetical condition that the 1.88 acres is vacant and available for it's highest and best use.
- 2. As mentioned previously, this report considers the impact of a land swap between Columbia County and Partners of Hope International. After the hypothetical land swap, the properties will include 1.489 acres owned by Columbia County and 2.991 acres of underlying land owned by Partners of Hope International. The sizes, locations, and shapes of the portions of land proposed for the exchange were determined by the client and will be utilized in the analysis and appraisal of the subject parcels after the hypothetical land swap. Therefore, this appraisal is also performed under the hypothetical condition that the subjects are 1.49 acres and 2.99 acres in the after exchange analysis. Should differences exist in the size or location of the land to be swapped subsequent to the effective date of this appraisal, the appraisers reserve the right to reconsider their opinion of value.

PART III - PRESENTATION OF DATA PERTAINING TO ALL PARCELS

COLUMBIA COUNTY AREA ANALYSIS

Columbia County is located in the North-Central section of Florida. Jacksonville lies approximately 60 miles to the east and Gainesville is located approximately 45 miles south. The State capital of Tallahassee is 100 miles to the west.

Columbia County contains 797 square miles. Among the county's natural resources are the Osceola National Forest, the bordering Suwannee River, and the Ichetucknee River that provides nearly three miles of swimming, tubing, and canoeing.

Social and Economic Considerations

According to the Florida Trend 2017 Economic Yearbook, at the beginning of 2017 the Columbia County population was estimated at 70,306, representing a 3.5% increase from the beginning of 2012. Projected growth rates for 2015 to 2019 according to the 2012 Economic Year Book are 4-6%. Columbia County contains two incorporated areas: Lake City and Fort White. According to the 2010 Census, the City of Lake City had an estimated population of 12,046, while the Town of Fort White had a population of approximately 567.

The 2017 county population density is 88 persons per square mile (797 square miles) with the majority of the population centered in and around the area's incorporated cities. There is a relatively equal distribution of population among the various age groups with the greatest percentage in the 25-44 year-old age bracket (27.7%). The remaining age brackets are ranked as follows: under 18 (25.40%), 45-64 (24.00%), 65+ (14.00%) and 18-24 (9.00%).

Selected Economic Indicators

In addition to general population growth, per capita personal income has grown and is expected to continue to grow. The 2015 study revealed a per capita personal income of \$31,292 representing an 6.82% increase from 2014.

Development in the county has been stable with a lull during 2009 and 2010. Construction in Lake City includes a Home Depot store (2006); Lake City Commons (2008), an 83,000 square foot shopping center anchored by a Publix supermarket; a 28-lot professional/medical office park known as the Cypress Lake Business Park (2008); a 61,000 square foot Heritage Oaks shopping center (2008) located at the southeast corner of US Highway 90 and Pinemount Road; and a 94 room multi-story Comfort Suites hotel located within close proximity to Interstate Highway 75 completed in 2008. Retail giant Target located a cold food storage distribution center just north of Lake City on US Highway 41/441. The fully automated facility, an \$85 million investment and Target's first company-owned perishable food distribution center, supports Target Supercenters in Florida and Georgia. Completed in August 2008, the 465,000 square foot operation employs approximately 200 people with an average annual wage of \$35,000.

In the more recent past, development activity along the US Highway 90 corridor near the Interstate Highway 75 interchange has seen an increase in activity. In September 2012, an aging motel property located on a 2.56 acre parcel on the south side of US Highway 90 was razed to make way for two restaurants. Construction of the Olive Garden and Longhorn Steakhouse locations were completed in March of 2013. Also, a vacant, former Dairy Queen restaurant and small service station were razed and redeveloped with a Chick-fil-A restaurant.

COLUMBIA COUNTY AREA ANALYSIS (Continued)

The most recent developments in Lake City are primarily located along the US Highway 90 corridor and west of Southwest Faith Road. The most notable developments include the Gateway Crossing; a 28 acre mixed use commercial development; Panda Express; Dairy Queen; as well as a multi-tenant retail facility called Columbia Crossing. Other major developments in progress include the extension of Gleason Square, which will contain several anchor stores including Dick's Sporting Goods, Ross Dress For Less, Hobby Lobby, and several smaller retailers.

Development in the Fort White areas has been limited due to the lack of commercial support systems. Recent developments in the area include the North Florida Pharmacy of Fort White (2007), Fort White High School (2000), Fort White Middle School (2008), a Subway restaurant (2008), Fort White Library (2010), and a Family Dollar store (2013).

In August 2010 state and local officials announced plans to develop a 500-acre industrial site linked by nearby rail and highways to Florida ports to take advantage of the expected increase in goods to flow to and from the Panama Canal, which is being widened to allow for larger cargo ships. The "Inland Port" site is currently timberland owned by Weyerhaeuser, formerly Plum Creek Timber Company, and is located east of Lake City on U.S. 90, along an east-west CSX rail line and near a north-south running Norfolk Southern rail line, just miles from interstates 10 and 75, 65 miles from the Port of Jacksonville, and next to Lake City Municipal Airport. It is also adjacent to Florida Gateway College, formerly Lake City Community College, which houses the state's Banner Center for Logistics and Distribution.

Overall, Columbia County has seen substantial commercial development as well as moderate residential development. According to Columbia County Building and Zoning, permits issued for single family houses continues to grow, with 159 new housing starts in 2017, or 13.3 permits per month. When compared to 2016 and 2015, or an average of 9.1 and 6.7 new housing starts per month, Columbia County is growing not only in the commercial sector but also in the residential sector.

Employment

In Columbia County, the largest employer is the Columbia County School System with approximately 1,389 employees. The VA Medical Center is the second largest, followed by Sitel, Florida Department of Corrections, Wal-Mart Supercenter, Timco, Shands at Lakeshore, PCS Phosphate, Anderson Columbia Company, Inc., Lake City Medical Center, and the City of Lake City.

Sitel, a Nashville based global technical provider for acquisition and sales, back office services, tech support, and customer care recently announced the addition of 210 full-time positions at the Lake City location in January 2012. Currently Sitel employs around 400 people.

Hunter Panels, a Portland, Maine based manufacturer of insulated roofing panels employs 53 individuals in its 200,000 square foot, \$11 million facility completed in 2004.

New Millennium Building Systems, a steel joist and decking manufacturer has completed a \$28 million facility on a 70 acre site off Lake Jeffrey Road in 2005.

COLUMBIA COUNTY AREA ANALYSIS (Continued)

United States Cold Storage completed construction on a 188,000 square foot (5.2 million cubic foot of storage) refrigerated distribution center in 2008. As of December 2010 the center had created 25 jobs.

In Columbia County alone, the labor force is estimated at 30,342. According to the most recent unemployment statistics released by the Florida Department of Economic Opportunity, the November 2017 unemployment rate for Columbia County is estimated at 3.8%, which is up from the prior month of 3.5%, and down from the prior year rate of 4.8%. The unemployment rate for Columbia County is high than the statewide rate of 3.6%, but lower than the national average rate of 4.20%.

Transportation

Rail services are provided to the area by the CSX Transportation Company and by Norfolk-Southern. Railroads provide an important function for many industries of the area, especially those in forestry related businesses and phosphate mining. Additional transportation services are provided by bus lines, various trucking companies, and numerous overnight parcel delivery companies. Columbia County contains the Lake City Gateway Airport (formerly Lake City Municipal Airport) with two runways, one at a length of 8,003 feet and width of 150 feet and the smaller runway with a length of 4,001 feet and width of 75 feet. The larger runway is capable of supporting aircraft up to 250,000 pounds. Lake City Gateway Airport was recently remodeled with a 6,000 square foot General Aviation Terminal addition which was completed in September 2011. The new terminal improves automobile and aircraft parking facilities, created more space for pilot lounges, flight planning areas, community conference rooms, and space for airport ground support as well as administrative staff and personnel. The Jacksonville International Airport is located approximately 60 miles to the east of Lake City, and the Gainesville Airport is 45 miles to the south.

Governmental, Environmental, and Locational Characteristics

The area has a typical balance (compared to similar rural communities) of industrial centers, commercial districts, residential neighborhoods, apartments, churches, schools, universities, medical facilities, and park areas. Columbia County and Lake City still has substantial land for development, particularly in the outlying county areas. Remaining growth and redevelopment of older properties are occurring at mixed rates. Other parts of the county that are less built up are growing at slow rates because of the current depressed local, state and national economy.

Local governments are run by both elected and appointed officials. Both spending and taxation are reviewed annually. The current level of assessments and taxes is well within the reasonable guidelines established by the state. Homestead exemption of up to \$50,000 is available for permanent residents and up to a 4 percent discount is available for early payment of taxes. A big drawing power to the state and area is that there are still no state or local personal income taxes. Services provided by local governments include public water and sewer, police and fire protection, zoning and building regulations, and other administration. Trash collection is divided between city governments and private contractors.

COLUMBIA COUNTY AREA ANALYSIS (Continued)

Other utilities of the area include: electricity from Florida Power and Light Company, Florida Power Corporation, Suwannee Electric Cooperative, and Clay Electric Cooperative; telephone service from Southern Bell, Alltel, and Comcast; and piped natural gas from Lake City (distributor), and the Florida Gas Transmission Company (supplier). Most neighborhoods have adequate utilities and public services, however, the more outlying areas have inferior utilities and public services and use private wells and septic systems.

Medical

Columbia County contains two hospitals with 203 total beds, two emergency centers, the VA Medical Center with 107 beds, one VA nursing home with 200 beds, and three private nursing homes with 275 beds. Currently, Shands at Lake Shore Regional Medical Center is undergoing a multi million dollar renovation following a 60% partnership acquisition in late 2010 by Health Management Associates which owns or operates 71 hospitals. Renovations will be completed in November of 2013 and will include improved dining areas, meeting facilities, and upgrades to hospital infrastructure. In July of 2013 HMA announced they had entered into a merger agreement in which Community Health Systems would acquire HMA in a deal totaling \$7.6-billion.

Summary

These and other statistics indicate a continuance of variable population and income growth, and a good base for reasonable demand in most sectors of the real estate market.

In conclusion, the long-term outlook appears to be continued growth of population, employment, and income. Property values and demand are expected to exhibit mixed trends as the various market factors interact. Different areas will be growing at different rates depending on availability of land, supply and demand, and other factors.

NEIGHBORHOOD ANALYSIS

The subject parcels are located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. The subject parcels are situated within one of the main development areas of Lake City and Columbia County and the main downtown area of Lake City is located approximately 2.70 miles east of the subject properties.

Northwest Real Terrace is a two-lane asphalt paved secondary thoroughfare that carries traffic from US Highway 90 and the main shopping/commercial district of Lake City to the more residentially oriented areas of the city and county. Real Terrace travels 0.85 miles south from it's intersection with US Highway 90 to its southern terminus at it's intersection with State Road 247. The northern terminus lies ½ mile northeast of the subject parcels at Bascom Norris Drive. Northwest Real Terrace and Bascom Norris Drive were designed and constructed in an effort to alleviate traffic congestion on some of the eastern segments of US Highway 90 and provide a "bypass" to those individuals traveling from the northern parts of the city into the main shopping district.

US Highway 90 is one of the primary and most heavily traveled thoroughfares in Lake City. This highway extends east through Lake City and intersects Interstate Highway 10 which carries traffic to Jacksonville. US Highway 90 extends approximately 25 miles to Live Oak and further points west. This highway is used extensively by residents commuting between Lake City and Live Oak, and is also an important ingress/egress route to Interstate Highway 75.

Interstate Highway 75 is one of the primary thoroughfares for travel in Lake City/Columbia County, as well as the State of Florida and the eastern United States. From US Highway 90, it extends south to Gainesville, terminating in the Miami area. Traveling north, the interstate travels into Georgia and through the eastern United States to Canada.

The subject's neighborhood includes properties just off US Highway 90, west of Faith Road, north of Southwest Mary Ethel Lane, and east of Interstate Highway 75. Compatibility of land use patterns, and an area within which similar properties are subject to similar influences on value are the reasons for this delineation.

For the vicinity surrounding the subject's neighborhood, commercial businesses are generally located at major intersections and along major thoroughfares including US Highway 90, State Road 10A (Baya Avenue), State Road 247 (Branford Highway), County Road 252 (Pinemount Road), US Highway 41, and US Highway 441. The neighborhoods surrounding these thoroughfares primarily contain single family residential subdivisions and other residential developments. Overall, the area has a reasonable compatibility among uses, adequate access, utilities and public services, and a reasonable conformity between zoning and land use designations. Personal observation indicates that the overall area is greater than 75% built-up.

The subject neighborhood is developed with a variety of commercial-retail improvements including dine-in restaurants, shopping centers, motels, service stations, auto repair and service businesses, and other retail buildings. The immediate neighborhood of the subject properties near Interstate Highway 75 has seen extensive development over the past 10 years and is expected to see continued growth and development as population continues to rise and demand

NEIGHBORHOOD ANALYSIS (Continued)

for service related facilities increases. The proximity to Interstate Highway 75 is considered a positive influence on this development. Overall development, conformity, and land use appears adequately balanced and stable. Buildings vary in size and type of construction but are generally of good quality construction and appear in good condition.

Properties west of the subject parcels, and located along US Highway 90 are various commercial pursuits such as the Village Square Shopping Center, various motels and fast food restaurants, and multiple gas stations. Directly to the east are a Wal-Mart Super Center, Red Lobster, various fast food restaurants, service stations, as well as retail centers and service oriented commercial uses. Recent developments within this corridor include Panda Express and Dairy Queen restaurants, as well as a multi-tenant retail facility called Columbia Crossing. The recent development along US Highway 90 has favorably influenced the subject neighborhood and is expected to favorably affect the subject neighborhood over the long term. No factors of external obsolescence or evidence of an overbuilt market were observed in the neighborhood.

The long term outlook for the subject neighborhood is for continued steady growth. The subject neighborhood should see continued development as Columbia County and surrounding counties grow. Although population growth is at a moderate rate, increases are expected as south Florida residents relocate to more rural areas of Florida to escape overcrowded conditions and associated social problems. Property values are at least expected to remain stable if not moderately rise.

As the last few vacant tracts of land along US Highway 90 are absorbed for development, the expected trend is commercial development on side roads, such as Southwest Commerce Drive and Real Terrace, extending north and south from US Highway 90, and razing older buildings for new development.

In summary, the subject properties have good access and exposure for their highest and best use. The surrounding neighborhood has reasonable compatibility within itself and with the subject parcels, and has no apparent adverse influences for the subject properties under highest and best use. Supply and demand appear to be in reasonable balance. Overall, the neighborhood is considered to provide good supporting characteristics for utilizing the subject properties under their highest and best use.

COMPARABLE LAND SALES

COMPARABLE LAND SALE 1



Reference Number: 12-1327-1474

Property Type: Vacant commercial land

Date of Sale: December 15, 2016 Sale Price: \$154,000

<u>Land Size</u>: 2.15 acres, or 93,697 square feet <u>Unit Price</u>: \$1.64 per square foot

<u>Location</u>: Along the west side of Northwest Lake City Avenue, approximately 565 feet north of US Highway 90 in western Lake City, Columbia County, Florida.

<u>Legal Description</u>: Lengthy metes and bounds description being a portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida.

Recorded: Columbia County Official Records Book 1327, Page 1474

Grantor: Thomas and Elizabeth Clary

Grantee: Sam Frazier Properties, LLC

Terms: Cash sale with no impact on sale price.

<u>Conditions of Sale</u>: Arm's length sale; typical market conditions with no unusual motivation on the part of either the grantor or grantee.

COMPARABLE LAND SALE 1 (Continued)

<u>Verification</u>: Mr. Tom Clary, Seller, on January 23, 2018 by Jake Fenn of Candler, Moses, and Associates.

<u>Access/Exposure</u>: Northwest Lake City Avenue, a two lane, asphalt paved secondary thoroughfare.

<u>Topography</u>: The property is relatively level with no wetlands and lies at the grade of the adjacent roadway.

<u>Vegetation</u>: The property is almost completely cleared with a good natural groundcover and scattered mature trees of species indigenous to this region of Florida.

<u>Utilities</u>: Private well and septic systems

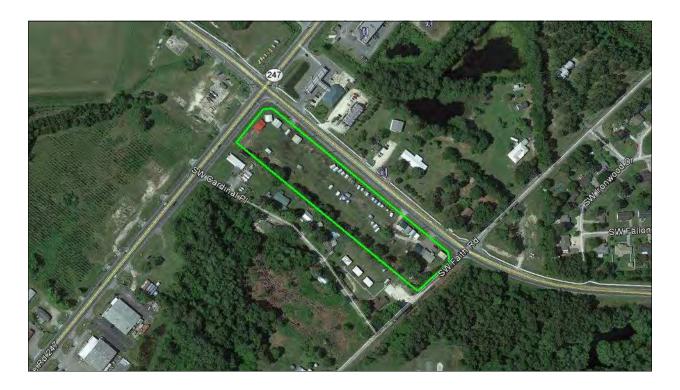
Stormwater Retention: On-site storm water facility required.

Zoning/Land Use: CHI, Commercial Highway Interchange

Highest & Best Use: Future commercial development

<u>Comments</u>: This comparable represents the sale of a 2.15 acre parcel of land located along the west side of Northwest Lake City Avenue, just north of US Highway 90. The seller indicated that the negotiations were conducted at arm's length and represent market value at the time of sale.

COMPARABLE LAND SALE 2



Reference Number: 12-1295-2542

Property Type: Vacant Commercial Land

Date of Sale: June 8, 2015

Sale Price: \$600,000

	Acre(s)	Square Feet
Total Land Size:	4.000	174,240
Total Unit Price:	\$150,000	\$3.44

<u>Location</u>: At the southeast corner of Southwest Bascom Norris Drive and State Road 247 in a secondary commercial development corridor of Lake City, Florida.

<u>Legal Description</u>: Lengthy metes and bounds description being a portion of Section 1, Township 4 South, Range 16 East, Columbia County, Florida.

Recorded: Columbia County Official Records Book 1295, Page 2542

Grantor: Rimrock Development, LLC

Grantee: Probuilt, LLC

<u>Terms</u>: Market oriented mortgage financing with Columbia Bank; no impact on sale price.

COMPARABLE LAND SALE 2 (Continued)

Conditions of Sale: Arm's length; no unusual motivation on the part of the grantor or grantee.

<u>Verification</u>: Mr. Kevin Gray, grantee, on May 22, 2015 by Christopher D. Candler, MAI of Candler Appraisal Services, Inc.

Access/Exposure: Traffic controlled corner and non traffic controlled corner; accessible via 941.80 feet along the southwestern side of Southwest Bascom Norris Drive and 209.99 feet along the southeastern side of State Road 247, both being two-lane secondary thoroughfares, and 211.81 feet along the northwestern side of Southwest Faith Road.

Shape: Rectangular

<u>Frontage/Depth Ratio</u>: 4.46 based on an average depth of 211 feet with primary frontage being on Bascom Norris Drive.

<u>Topography/Flood Zones/Wetlands</u>: Level and lying at the grade of the adjoining roadways. No flood zones or wetlands are located on the property.

Vegetation: Mostly clear with a few scattered hardwoods along the western boundary.

Utilities: All public utilities available.

Stormwater Retention: On-site

Easements: None known having an effect on value.

Zoning/Land Use: CI, Commercial Intensive by Lake City, Florida

<u>Use at Time of Sale</u>: Parcel was under lease to a portable building retailer.

Site Improvements: Small older office building utilized as a retail office.

Highest & Best Use: Future commercial development in whole or subdivision into multiple lots.

<u>Comments</u>: This comparable represents the sale of a 4.00 acre parcel of land which was improved with an older office building. Given the age and size of the building, it was not given any contributory value in the determination of a sale price. The grantee was leasing the property at the time of sale and will continue to utilize the property as a retail lot for portable buildings.

COMPARABLE LAND SALE 3



Reference Number: 12-1287-335

Property Type: Vacant Commercial Land

Date of Sale: December 22, 2014

Sale Price: \$200,000

 Acre(s)
 Square Feet

 Total Land Size:
 1.528
 66,560

 Total Unit Price:
 \$130,890
 \$3.00

<u>Location</u>: Along the north side of Southwest Mary Ethel Lane, approximately 800 feet east of Southwest Bascom Norris Drive in the primary commercial development corridor of Lake City, Florida.

<u>Legal Description</u>: Lengthy metes and bounds description being a portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida.

Recorded: Columbia County Official Records Book 1287, Page 335

Grantor: Olustee Centre, LLC

Grantee: JGM Holdings, LLC

Terms: Market oriented mortgage financing with First Federal Bank; no impact on sale price.

COMPARABLE LAND SALE 3 (Continued)

Conditions of Sale: Arm's length; no unusual motivation on the part of the grantor or grantee.

<u>Verification</u>: Mr. Grady Moore; grantee, on February 6, 2015 by J. Chase Moses of Candler Appraisal Services, Inc.

<u>Orientation/Access/Exposure</u>: Interior; accessible via $201\pm$ feet of frontage on Mary Ethel Lane, a two lane asphalt paved secondary roadway.

Shape: Approximately rectangular

Frontage/Depth Ratio: 0.59 based on an average depth of 339 feet.

<u>Topography/Flood Zones/Wetlands</u>: Level and lying at the grade of the adjoining roadway. No flood zones or wetlands are located on the property.

<u>Vegetation</u>: Partial hardwood vegetation and natural ground cover.

Utilities: All public utilities available.

Stormwater Retention: On site

Easements: None known having an effect on value.

Zoning/Land Use: CI, Commercial Intensive by Columbia County

Use at Time of Sale: Vacant

Site Improvements: None

<u>Highest & Best Use</u>: Future commercial development or development in conjunction with a neighboring property fronting US Highway 90.

<u>Comments</u>: This comparable represents the sale of a 1.528 acre parcel of vacant land which was acquired by an adjoining land owner. The grantee intends to construct an office building to support the adjoining automotive dealerships owned by related entities and will utilize the property in the interim as a an overflow parking lot.

COMPARABLE LAND SALE 4



Reference Number: 12-1281-1592

Location: Along the south side of SW Prosperity Place, and directly adjacent to the

southeast of it's intersection with SW Orthopaedic Court, within the Cypress Lake Business Park, Lake City, Columbia County, Florida.

Legal Description: Lot 4, Cypress Lake Business Park, Plat Book 9, Page 112, Columbia

County, Florida.

Grantor: Cypress Lake Land Trust

Grantee: Amere Properties, LLC.

Sale Price: Total: \$250,000

Per Square Foot: \$4.07

Sale Date: September 12, 2014

Recorded: Columbia County Official Records Book 1281, Page 1592

Financing: Cash sale, no impact on price.

Verification: Daniel Crapps, selling agent, on December 11, 2014 by Christopher Dee

Candler, MAI, Candler Appraisal Services, Inc.

COMPARABLE LAND SALE 4 (Continued)

Site Description: Size: 1.410 acres, or 61,420 square feet

Shape: Rectangular

Frontage: 345± feet on Southwest Prosperity Place

Average Depth: $170 \pm \text{ feet}$ Frontage/Depth: 2.03

Utilities: All public utilities available.

Zoning: CHI, Commercial Highway Intensive by Columbia County, Florida

Access: Approximately 345± along Southwest Prosperity Place

Current Use: Proposed medical office building

Comments: This comparable represents the sale of a 1.41 acre parcel of land located within the Cypress Lake Business Park. The grantee plans to develop the site with a single tenant medical office building, construction should begin in 2015.

COMPARABLE LAND LISTING 5



Property Type: Vacant Commercial Land

List Price: \$495,000

	Acre(s)	Square Feet
Total Land Size:	3.469	151,110
Total Unit Price:	\$142,692	\$3.28

<u>Location</u>: Along the west side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida.

Owner: Darilyn Espenship and Dewilton Espenship IV

Terms: Presumed cash or cash equivalent sale with no impact on sale price.

<u>Conditions of Sale</u>: Presumed Arm's length; no unusual motivation on the part of the grantor or grantee.

<u>Verification</u>: Mr. Scott Stewart, broker, on January 8, 2018 by Jake Fenn of Candler, Moses and Associates.

<u>Orientation/Access/Exposure</u>: Interior parcel with frontage along the west side of Northwest Real Terrace. Street improvements include concrete curbs and gutters.

Shape: Rectangular

Frontage/Depth Ratio: 1.29±

COMPARABLE LAND LISTING 5 (Continued)

<u>Topography/Wetlands/Flood Zones</u>: The property is level to sloping and lies at the grade of the adjacent roadway. Based on a review of available online mapping, the property contains approximately 3.8% wetlands located in the northeast corner of the tract.

<u>Utilities</u>: Public utilities

Easements: None known having an effect on value.

Zoning/Land Use: Commercial by the City of Lake City

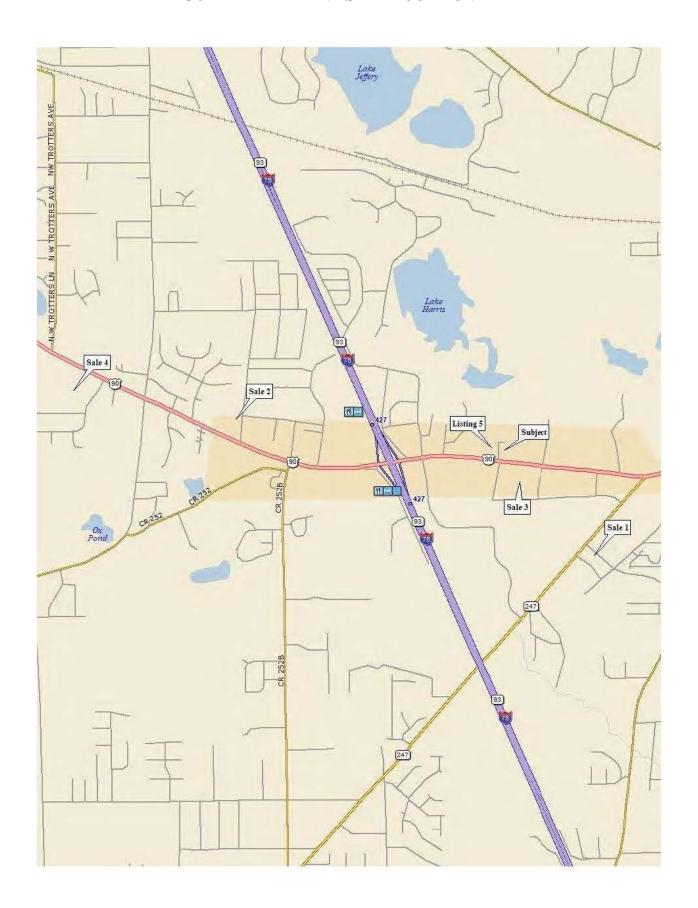
Use at Time of Sale: Vacant

Site Improvements: None.

Highest & Best Use: Commercial use

<u>Comments</u>: This comparable represents the listing of a commercial lot located along the west side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. This listing has been on the market since February of 2015 for a reported \$499,000 and eventually reduced to the current listing price in January of 2016. According to the broker, the listing has only garnered one inquiry and no serious offers.

COMPARABLE LAND SALE LOCATION MAP



PART IV - PRESENTATION OF DATA PERTAINING TO PARCELS
BEFORE LAND EXCHANGE

PROPERTY DATA

As discussed in earlier sections of this report, the analyses included herein will focus on the valuation of the subject parcels, both before and after the hypothetical exchange. The descriptions and valuations included in this and the following section will focus on the properties "as is". This will be followed by a description and valuation of the subjects after the hypothetical exchange.

Location

The properties in question before the land swap include 2.60 acres and 1.88 acres located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90 in western Lake City, Florida.

Site Description

Plot Size: Parcel A: 2.60 acres

Parcel B: 1.88 acres

<u>Plot Shape</u>: Parcel A is irregular and elongated in shape while Parcel B is rectangular in shape. See included map showing boundary lines.

<u>Topography</u>: Both properties contain a level topography based on personal observations. Further, according to the National Wetlands Inventory provided by the U.S. Fish and Wildlife Service, Parcel A contains approximately 0.34 acres of wetland area classified as a freshwater pond. However, based on the on-site inspection, the parcel appears have been excavated, filled, and leveled during the recent road improvement. Parcel B contains no designated wetland areas.

<u>Vegetation</u>: Those portions of the properties not covered by building improvements or hardscapes contain minimal landscaping in the form of grass groundcover and hardwoods.

<u>Soil Conditions</u>: The tracts are presumed to have an adequate load-bearing capacity for development purposes. However, engineering test borings were not performed by the appraiser and no warranties are given by the appraiser concerning engineering of the sites.

<u>Drainage</u>: The sites are presumed to have adequate drainage and percolation under normal conditions.

<u>Flood Map Classification</u>: According to the Suwannee River Water Management District, the majority of Parcel A is situated within Flood Zone X, a designated non-flood hazard area. A portion of the property, primarily associated with the aforementioned wet area, is situated within Zone A. Flood Zone A is defined as areas with a one-percent annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. Parcel B is situated entirely within Flood Zone X, a designated non-flood hazard area. A copy of the flood hazard map is included on the following page.

FLOOD HAZARD BOUNDARY MAP - PARCEL A



LOCATION

1-3-2018 35-35-16-02585-000

County: COLUMBIA

5035 T03 R16

Columbia Flood Hazard Areas Status

Effective: 02/04/2009

FLOOD INFORMATION

Special Flood Hazard Area?

(SFHA): Yes

Flood Zone(s): A

Floodway:

1% Annual Chance Flood Elev (BFE): Not Applicable

10% Annual Chance Flood Elev: Not Applicable

50% Annual Chance Flood Elev: Not Applicable

Note: Elevations are based on NAVD88

FIRM Panel(s): 12023C0291C



The Federal Emergency Management Agency (FEMA) maintains information about map features, such as street locations and names, in or near designated flood hazard areas. The information herein represents the best available data as of the effective date shown. The applicable Flood Insurance Study and a Digital Flood Insurance Rate Map is available online (http://www.srwindfloodreport.com). To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to also consult the FEMA Map Service Center at 1-800-358-9616 (http://www.msc.fema.gov) for information on available products associated with this FIRM panel. Available products from the Map Service Center may include previously issued Letters of Map Change.

Suwannee River Water Management District

Requests to revise flood information in or near designated flood hazard areas may be provided to FEMA during the community review period on preliminary maps, or through the Letter of Map Change process for effective maps.

SITE ANALYSIS (Continued)

Access

Parcel A contains primary access provided via frontage on the east side of Northwest Real Terrace, a paved two lane secondary roadway. Real Terrace contains no sidewalks or lighting, however, this portion of the roadway does contain curbs and gutters. Parcel B contains access to Northwest Real Terrace through an existing ingress/egress easement.

Utilities and Public Services

Utilities available to the subject parcels are presumed to include municipal water and sewer. Gas, electricity, and telephone service are to be available via private contractors. Columbia County provides police and fire protection. The aforementioned utilities and public services are adequate for the subject parcels under highest and best use.

Easements and Other Restrictions

Parcel A contains a 25' utility easement and a nonexclusive easement for ingress/egress. An easement sketch can be found in the addenda of this report. No other easements or other restrictions *having an adverse affect on market value* are known or presumed in this appraisal.

Zoning and Land Use Plan

The Columbia County Planning Department reported that the subject properties are currently zoned CI, Commercial Intensive. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

In addition to those uses permitted by the CG, Commercial General, zoning designation, the primary permitted uses and structures in this district include most retail and service establishments; and commercial recreation facilities. Permitted uses by the CG designation include medical or dental offices, clinics, and laboratories; business and professional offices; and automotive self service stations.

The requirements and restrictions under the subjects' zoning are reasonable and also typical of similar zoning ordinances in other local communities.

For the government body, land use plans serve as generalized guidelines for both current and future development. Items generally included in guidelines are use classifications, use intensity, and preservation areas. The land use plan is generally used in conjunction with existing zoning when a proposed development is being reviewed by the government authority.

The zoning department reported that the subjects' land use designations are compatible with their current zoning.

PROPERTY TAX DATA

According to the Columbia County Property Appraiser's Office, Parcel A is a portion of two larger parcels which contain the following estimated ad valorem tax information:

	2018 As	sessed Value				
Parcel Number	Land	Building	Site Impr.	Total	2017 Millage Rate	Probable Taxes
35-3S-16-02585-011	\$541,707	\$0	\$0	\$541,707	15.9477	\$8,638.98
35-3S-16-02585-012	\$69,969	\$0	\$0	\$69,969	15.9477	\$1,115.84
with maximum 4.00% discount for early payment						\$0.00

The subject's assessment is reasonable for a parcel owned by a municipality.

According to the Columbia County Property Appraiser's Office, Parcel B contains the following estimated ad valorem tax information:

	2018 Assessed Value & Estimated Taxes					
Parcel Number	Land	Building	Site Impr.	Total	2017 Millage Rate	Probable Taxes
35-3S-16-02585-000	\$245,679	\$267,080	\$3,450	\$516,209	15.9477	\$8,232.35
with maximum 4.00% discount for early payment						\$0.00

The subject's assessment is reasonable for a property owned by a non-profit charitable organization.

PART V - DATA ANALYSIS AND CONCLUSIONS BEFORE LAND EXCHANGE - PARCEL A & B

HIGHEST AND BEST USE ANALYSIS - PARCEL A & B

The Dictionary of Real Estate Appraisal, Sixth Edition, by the Appraisal Institute, defines Highest and Best Use as follows:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Highest and best use is a 2-fold analysis. The first analysis requires a determination of the highest and best use of the subject property as vacant. The second analysis determines the highest and best use of the subject property as improved with the existing and/or proposed improvements.

The subject properties are put to a 4-point test to determine the potential uses in order to estimate the highest and best use. The test requires the highest and best use of the property as vacant to be: legally permissible, physically possible, financially feasible, and that use which results in the greatest return to the real estate. The highest and best use is addressed in the following analysis.

Highest and Best Use of the Property as Though Vacant

<u>Legally Permissible</u>: The first test concerns permitted uses. As discussed previously in this report, the subject properties are currently zoned CI, Commercial Intensive. This district is intended for intensive, highly automotive oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. The primary permitted uses under this zoning classification include retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, etc., service establishments such as repair and service garage; commercial recreation facilities; and all uses permitted under the CG zoning.

Additional uses may be allowable on site if a zoning change was performed. However, surrounding properties in the subject neighborhood are also zoned CI, and the majority of them are developed with retail and service oriented facilities. Therefore, the subject's current zoning designation is necessary for conforming to the immediate neighborhood. Further, the current zoning designation for the subject neighborhood is in accordance with the land use designation. The Columbia County Land Development Regulations utilize Future Land Use Designations as a general guideline of the direction in which certain types of growth will occur in the community. These plans are more permanent in nature and applying for changes to the Future Land Use Plan is a costly and time consuming affair. When a zoning designation is in agreement with it's land use designation, it is generally not feasible for a potential user to pursue zoning changes.

In addition to zoning and land use requirements, the subject properties could be restricted in other areas such as environmental regulations, deed and private restrictions, and building codes. The Suwannee River Water Management District, the Florida Department of Environmental Protection, and the US Army Corps of Engineers, the governing bodies on wetland regulation in the subject area, tend to highly discourage development in wetland areas and flood zones. Parcel A, as mentioned earlier, contains approximately 0.34 acres of probable jurisdictional wetlands, however, based on personal observation, the site appears to have been filled and leveled during

¹The Dictionary of Real Estate Appraisal, Sixth Edition (Appraisal Institute: Chicago, 2015), pg. 109.

HIGHEST AND BEST USE ANALYSIS - PARCEL A & B (Continued)

the recent road development. Parcel B contains no areas of probable jurisdictional wetlands nor any areas designated within a Flood Zone. Both properties are therefore not considered to be adversely impacted by environmental regulations. Finally, the appraiser, through discussions with local property owners, government officials, and participants in the market, was unable to locate any further limitations via building codes and/or private or deed restrictions.

Based on the discussions presented above, the legally permissible uses of the subject parcels are governed solely by the current CI zoning designation and therefore benefit from a wide variety of possible uses.

<u>Physically Possible</u>: The next constraint imposed upon a possible use of a property is dictated by the physical aspects of the site itself. Size, shape, location and topography limit the uses for which a site may be developed.

Parcels A and B contain 2.60 and 1.88 acres and are of adequate size for most allowable uses. The shape of Parcel A, however, is irregular and elongated and is considered unfavorable when considering overall functionality and development potential. The parcel's size and configuration does support the possibility of subdivision into smaller commercial tracts at a point when demand for such a parcel is apparent. Parcel B contains a rectangular shape and adequate access, but the parcel contains limited exposure. Overall, the subject parcels' size and access all conform, not only to immediately surrounding uses, but to the neighborhood as a whole.

The subject parcels are presumed to have adequate load-bearing capacity for development purposes. This is supported by a cursory review of the soil survey maps of Columbia County, Florida (prepared by the United States Department of Agriculture, Natural Resources Conservation Service) and by Columbia County flood insurance rate maps, which locate the majority of the parcels outside the one-percent annual chance flood plain.

Finally, the subject parcels benefit from available public services including water and sewer systems, trash collection, and police and fire protection. Access to telephone service and electrical service via several private contractors is also available.

As analyzed further in the Site Analysis section of this report, the subject's size and access all conform, not only to immediately surrounding uses, but to the neighborhood as a whole. However, additional consideration is required for the irregular and elongated shape of Parcel A. By virtue of it's physical characteristics, the subject properties, as vacant, appear well suited for a wide variety of commercial uses, based on their size, access, exposure, and load-bearing capacity.

<u>Financially Feasible</u>: The above analyses of the legally permissible and physically possible uses of the subject site have eliminated some possible uses from consideration. Next, uses deemed permissible and possible must be analyzed for financial feasibility. In order for a potential use to be financially feasible, "it must be able to produce a positive return to the land after considering risk and all costs to create and maintain the use"

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²The Appraisal of Real Estate, Fourteenth Edition (Appraisal Institute: Chicago, 2013), p. 341

HIGHEST AND BEST USE ANALYSIS - PARCEL A & B (Continued)

To determine financial feasibility, the appraiser must perform a financial analysis which "will determine which uses are likely to create a value or result in a profit equal to or greater than the amount needed to develop and market the property." The calculation of a potential use's mathematical financial feasibility, however, goes beyond the scope of this appraisal analysis and the appraiser has therefore provided, based on preliminary analysis, an opinion of those uses which have a reasonable probability of being feasible.

As vacant land, the subject parcels could be improved with a variety of commercial uses as dictated by the their current zoning designation and the physical aspects of the site itself. Due to the commercial growth expected in the subject area, most allowable and conforming commercial uses could be expected to generate positive returns if properly developed and managed, pending the continued improvement of real estate market conditions.

<u>Maximally Productive Development</u>: The maximally productive development of the subject, as vacant, is governed by the property's legally permissible, physically possible and financially feasible uses. "Of the financially feasible uses of the land as though vacant, the highest and best use is the use that produces the highest residual land value all else being equal."

Again, the calculation of a property's mathematical highest and best use goes beyond the scope of this appraisal analysis. Based on preliminary analysis, those use which have a reasonable probability of being the highest and best use are any commercial uses economically suitable for the parcels' size and location in western Lake City/Columbia County which conforms to zoning and the immediate subject neighborhood.

³Ibid, p. 341

⁴Ibid, p. 343

The Sales Comparison Approach is a method whereby the appraiser estimates value by comparing the parcel to similar properties which have recently sold. The Principle of Substitution affirms that an informed buyer should pay no more for a given site than an amount which a substitute site with equal or similar amenities could be obtained.

By the gathering and analysis of land sales of similar properties, a confirmed record of the range of prices paid by informed buyers is obtained. From this record, adjustments can be made for differences in property characteristics which would have an effect on value, and an indication of the property's value by common units of measurement can be made.

Units of measurement often used in buying and selling vacant land are price per acre, price per square foot, price per front foot and price per potential development unit. After consideration of all potential units of measure, that unit that appeared to provide the most closely correlated range is the price per square foot.

The appraiser has made a study of recent sales that have occurred in the parcel's neighborhood and at other comparable locations in Columbia County and the surrounding area. It was the objective of the appraiser to find comparable land sales similar in size and with a similar highest and best use. Investigation of each sale included an examination of available public records for property data and indicated recorded instruments, and, when possible, confirmation of sales price, terms, and arm's length conditions with either the buyer, seller, or agent. Each of the comparable sales was then compared to the property in an effort to derive a market value indication. The time period for data investigation included the five years prior to the date of appraisal. Sources used to collect and verify data included public records, governmental agencies, market participants, and various other sources as required. Those sales providing the best degree of comparison were provided in an earlier section of this report.

Analysis of Land Sales for Parcel A

The comparable sales have been analyzed for time, location, physical characteristics, and any other applicable factors. The preferred method of adjusting comparable sales is through the use of quantitative adjustments whenever adequate market data exists to support them through the use of paired sales, matched pairs, or sale-resale analyses. In this appraisal, sufficient market data was not available for the use of quantitative adjustments and the appraiser has therefore utilized a qualitative analysis where the comparable is judged as being either superior, inferior, or similar to the property. A grid analysis of the comparable sales is provided below.

	G 1	Comparable Sales/Listings					
	Subject	1	2	3	4	5	
Unadjusted Price/SF	~	\$1.64	\$3.44	\$3.00	\$4.07	\$3.28	
Financing Terms	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	
Comparability	~	Similar	Similar	Similar	Similar	Similar	
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing	
Comparability	~	Similar	Similar	Similar	Similar	Superior	
Market Conditions	Jan 2, 2018	Dec 15, 2016	Jun 8, 2015	Dec 22, 2014	Sept 12, 2014	Current	
Comparability	~	Similar	Similar	Inferior	Inferior	Similar	
Location	W Lake City (I-75 to SR 247)	W Lake City (W of I-75)	SW Lake City (Bascom Norris and SR 247)	Lake City (I-75 to SR 247)	W Lake City (W of I-75)	W Lake City (I-75 to SR 247)	
Comparability	~	Inferior	Similar	Similar	Net Similar	Similar	
Parcel Orientation/ Access/Exposure	Interior/NW Real Terrace	Interior/ NW Lake City Ave	TC Corner/Branford Hwy & Bascom Norris Dr.	Interior/ Mary Ethel Ln	Interior/ SW Prosperity	Interior/ NW Real Terrace	
Comparability	~	Inferior	Superior	Inferior	Net Similar	Similar	
Size (acres)	2.60	2.15	4.00	1.53	1.41	3.47	
Comparability	~	Similar	Inferior	Superior	Superior	Inferior	
Topography/ Retention	Level/On-site	Level/On-site	Level/On-site	Level/On-site	Level/Off-site	Slight Slope/ On-site	
Comparability	~	Similar	Similar	Similar	Superior	Similar	
Shape	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	
Comparability	~	Superior	Superior	Superior	Superior	Superior	
Zoning	CI	CHI	CI	CI	CI	CI	
Comparability	~	Similar	Similar	Similar	Similar	Similar	
Overall Comparability	~	Inferior	Superior	Slightly Superior	Superior	Superior	

Explanation of Factors of Comparison

Financing: Has already been considered, if applicable.

<u>Conditions</u>: Sales 1 through 4 sold under typical market conditions with no undue motivation on the part of the grantor or grantee and no adjustments are required. Comparable 5 is a current listing and is considered superior due to the discounts typically achieved during negotiations. Comparable 5 is adjusted downward accordingly.

Market Conditions: Market conditions are considered for each sale's particular location. In order to determine the extent of value fluctuation experienced in the Columbia County market for vacant commercial properties, studies were conducted utilizing properties similar in size to the subject and comparable sales. With respect to the US Highway 90 development corridor, a significant increase in demand was observed from 2012 to 2014 and few vacant sites remain close to Interstate Highway 75 and along US Highway 90. The increased demand, compounded by limited supply, has significantly increased prices for the limited vacant sites available and spurred growing interest along the secondary roadways serving the US Highway 90 corridor. Based on the trends observed, the market began to stabilize in 2015 and has remained in equilibrium. Comparables 1, 2, and 5 are representative of current market conditions. No adjustments are required. Sales 3 and 4 occurred in 2014, at a time when prices were still climbing and are considered inferior and require upward adjustments.

Location: Location factors include general location and supporting characteristics and amenities. These include, but are not limited to, proximity to concentrations of population, employment, and amenities to support development. Upward adjustments are considered for the sales when the comparable is estimated to have an overall inferior location. Conversely, downward adjustments are considered for the sales when the comparable is estimated to have an overall superior location. The subject is located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. Sale 1 is located in an area with good demand, but does not yield the unit values achieved in the subject neighborhood. Sale 1 is adjusted upward accordingly. Comparables 2, 3, and 5 are located in relatively similar locations, thus no adjustments are required. Sale 4 is located in western Lake City and an area which would normally be considered inferior, however, given the benefits of the surrounding medical development at the time of this sale, is considered net similar.

Parcel Orientation/Access/Exposure: Orientation and access available to a parcel affects both its usability through ingress and egress and it's exposure. Access factors include roadway type and size, corner influence, and exposure. Therefore, parcels located along thoroughfares which provide more limited access and exposure are considered inferior and vice versa. The subject obtains primary access from Northwest Real Terrace, a two lane paved secondary roadway which provides good access to US Highway 90, a primary east-west thoroughfare. Sales 1 and 3 are located along inferior thoroughfares and are adjusted upward. Sale 2 benefits from direct access and good exposure from it's corner orientation and is considered superior. Sale 2 is adjusted downward. Sale 4 is located along an inferior roadway, however, given the proximity of US Highway 90, is considered net similar. Comparable 5 is located just west of the subject and is similar.

<u>Size</u>: Size factors vary between different categories and locations. Generally, the greater the size of the parcel, the lower the unit price paid. Size, however, is relative. Typically, significant

differences must usually exist before the market changes unit price. Positive adjustments are considered for the sales when the comparable's size is significantly larger than the subject. Negative adjustments are considered for the sales when the comparable's size is significantly smaller than the subject. The land area analyzed as the subject site contains 2.60 acres that could possibly be configured into several parcels. Sale 1 is of a similar size and requires no adjustment. Comparables 2 and 5 are larger and require upward adjustments, however this adjustment is slightly tempered due to their ability to be configured into smaller parcels. Sales 3 and 4 are smaller in overall size to the subject and are superior, however, this adjustment is tempered because the subject could easily be configured into smaller commercial lots.

<u>Topography/Retention</u>: Topography factors consider elevation (relative to road grade), slope, drainage/wetlands, soil conditions, and related issues. An upward adjustment is considered for a sale when the comparable is estimated to have overall topographical characteristics that are inferior to the subject. When the comparable has overall superior conditions, then a downward adjustment is generally warranted. The subject is a semi-cleared site which contains no areas in a flood area nor any wetlands. Sales 1, 2, 3, and 5 are relatively level parcels which require on-site retention and are considered similar to the subject. Sale 4, however, benefits from off-site retention and is considered superior.

<u>Shape</u>: The shape of a parcel affects both its usability and if irregular, can limit the potential developable site area. All comparables are symmetrical and are superior when compared to the subject's irregular shape.

Zoning: Zoning designations set the type and amount of development available to a property and thus contain a definite bearing on the value of a parcel. The subject and all sales contain similar commercial zoning designations and no adjustments are required.

Correlation and Conclusion of Land Value: All comparable sales have been given reasonable consideration in this analysis, however, Comparable 5 is given least weight in the consideration of market value due to the conditions surrounding the sale. After analyzing the various factors of comparison present in the comparable sales, it is the appraiser's opinion that, on the date of appraisal, the subject property, if vacant and available for highest and best use, had a market value of \$2.50 per square foot or \$283,000, calculated as follows:

113,256 square feet @ \$2.50 per square foot = \$283,140 Rounded. \$283,000

Analysis of Land Sales for Parcel B

The comparable sales have been analyzed for time, location, physical characteristics, and any other applicable factors. A grid analysis of the comparable sales is provided below.

	Subject	Comparable Sales/Listings				
	Subject	1	2	3	4	5
Unadjusted Price/SF	~	\$1.64	\$3.44	\$3.00	\$4.07	\$3.28
Financing Terms	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent
Comparability	~	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing
Comparability	~	Similar	Similar	Similar	Similar	Superior
Market Conditions	Jan 2, 2018	Dec 15, 2016	Jun 8, 2015	Dec 22, 2014	Sept 12, 2014	Current
Comparability	~	Similar	Similar	Inferior	Inferior	Similar
Location	W Lake City (I-75 to SR 247)	W Lake City (W of I-75)	SW Lake City (Bascom Norris and SR 247)	Lake City (I-75 to SR 247)	W Lake City (W of I-75)	W Lake City (I-75 to SR 247)
Comparability	~	Inferior	Similar	Similar	Net Similar	Similar
Parcel Orientation/ Access/Exposure	Interior/NW Real Terrace (Easement)	Interior/ NW Lake City Ave	TC Corner/Branford Hwy & Bascom Norris Dr.	Interior/ Mary Ethel Ln	Interior/ SW Prosperity	Interior/NW Real Terrace
Comparability	~	Inferior	Significantly Superior	Net Similar	Net Similar	Slightly Superior
Size (acres)	1.88	2.15	4.00	1.53	1.41	3.47
Comparability	~	Similar	Inferior	Similar	Similar	Inferior
Topography/ Retention	Level/On-site	Level/On-site	Level/On-site	Level/On-site	Level/Off-site	Slight Slope/ On-site
Comparability	~	Similar	Similar	Similar	Superior	Similar
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Comparability	~	Similar	Similar	Similar	Similar	Similar
Zoning	CI	CHI	CI	CI	CI	CI
Comparability	~	Similar	Similar	Similar	Similar	Similar
Overall Comparability	~	Inferior	Superior	Slightly Inferior	Superior	Slightly Superior

Explanation of Factors of Comparison

Financing: Has already been considered, if applicable.

<u>Conditions</u>: Sales 1 through 4 sold under typical market conditions with no undue motivation on the of the grantor or grantee and no adjustments are required. Comparable 5 is a current listing and is adjusted downward accordingly.

<u>Market Conditions</u>: Market conditions are considered for each sale's particular location. Comparables 1, 2, and 5 are representative of current market conditions. No adjustments are required. Sales 3 and 4 occurred in 2014 and are considered inferior and require upward adjustments.

<u>Location</u>: The subject is located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. Sales 1 is located in an area with good demand, but does not yield the unit values achieved in the subject neighborhood. Sale 1 is adjusted upward accordingly. Comparables 2, 3, and 5 are located in relatively similar locations, thus no adjustments are required. Sale 4 is considered net similar and requires no adjustment.

Parcel Orientation/Access/Exposure: The subject obtains primary access via an egress/ingress easement from Northwest Real Terrace, a two lane paved secondary roadway which provides good access to US Highway 90, a primary east-west thoroughfare. Sale 1 is located along a significantly inferior roadway when considering exposure and is considered inferior, however, this adjustment is tempered due to the direct access allowed from Northwest Lake City Avenue. Sale 2 benefits from direct access and good exposure from it's corner orientation and is considered superior. Sales 3 and 4 are located along slightly inferior thoroughfares, however, they both have direct frontage along their associated thoroughfares and are considered net similar. Comparable 5 contains direct access and extensive frontage along Northwest Real Terrace and is considered slightly superior.

<u>Size</u>: The land area analyzed as the subject site contains 1.88 acres. Sales 1, 3, and 4 are of a similar size, thus no adjustments are necessary. Comparables 2 and 5 are larger and require upward adjustments.

<u>Topography/Retention</u>: The subject is a cleared site which contains no areas in a flood area nor any wetlands. Sales 1, 2, 3, and 5 are relatively level parcels which require on-site retention and are considered similar to the subject. Sale 4 benefits from off-site retention and is considered superior.

Shape: All comparables are symmetrical and are similar when compared to the subject.

Zoning: The subject and all sales contain similar commercial zoning designations and no adjustments are required.

Correlation and Conclusion of Land Value: All comparable sales have been given reasonable consideration in this analysis, however, Comparable 5 is given least weight in the consideration of market value due to the conditions surrounding this sale. Sale 3 is given greatest weight in the consideration of market value due to the overall similarities. After analyzing the various factors of comparison present in the comparable sales, it is the appraiser's opinion that, on the date of appraisal, the subject property, if vacant and available for highest and best use, had a market value of \$2.85 per square foot or \$233,000, calculated as follows:

81,893 square feet @ \$2.85 per square foot = \$233,395 Rounded, \$233,000 PART VI - PRESENTATION OF DATA PERTAINING PARCELS AFTER LAND EXCHANGE

PROPERTY DATA

The descriptions and valuations included in this section will focus on the properties after the hypothetical land exchange.

Location

The properties in question after the land swap include 1.49 acres and 2.99 acres located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90 in western Lake City, Florida.

Site Description

Plot Size: Parcel C: 1.49 acres

Parcel D: 2.99 acres

<u>Plot Shape</u>: Parcel C is triangular in shape while Parcel D contains a rectangular shape. See included map showing boundary lines.

<u>Topography</u>: Both properties contain a level topography based on personal observations. Further, according to the National Wetlands Inventory provided by the U.S. Fish and Wildlife Service, Parcel A contains approximately 0.33 acres of a wetland area classified as a freshwater pond. Parcel B contains approximately 0.01 acres located in a designated wetland area. However, based on the on-site inspection, both parcels appeared to have been excavated, filled, and leveled during the recent road improvement.

<u>Vegetation</u>: Those portions of the properties not covered by building improvements or hardscapes contain minimal landscaping in the form of grass groundcover and hardwoods.

<u>Soil Conditions</u>: The tracts are presumed to have an adequate load-bearing capacity for development purposes, as evidenced by the existing improvements. However, engineering test borings were not performed by the appraiser and no warranties are given by the appraiser concerning engineering of the sites.

<u>Drainage</u>: The sites are presumed to have adequate drainage and percolation under normal conditions.

<u>Flood Map Classification</u>: According to the Suwannee River Water Management District, the majority of Parcels C and D are situated within Flood Zone X, a designated non-flood hazard area. A portion of the properties, primarily associated with the aforementioned wet area, are situated within Zone A. Flood Zone A is defined as areas with a one-percent annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. A copy of the flood hazard map is included on the following page.

FLOOD HAZARD BOUNDARY MAP - PARCEL C



FLOOD HAZARD BOUNDARY MAP - PARCEL D



SITE ANALYSIS (Continued)

Access

Both parcels contain primary access provided via frontage on the east side of Northwest Real Terrace, a paved two lane secondary roadway. Northwest Real Terrace contains no sidewalks or lighting, however, this portion of the roadway does contain curbs and gutters.

Utilities and Public Services

Utilities available to the subject are presumed to include municipal water and sewer. Gas, electricity, and telephone service are to be available via private contractors. Columbia County provides police and fire protection. The aforementioned utilities and public services are adequate for the subject under highest and best use.

Easements and Other Restrictions

Parcel D contains a 25' utility easement and a nonexclusive easement for ingress/egress. An easement sketch can be found in the addenda of this report. No other easements or other restrictions *having an adverse affect on market value* are known or presumed in this appraisal.

Zoning and Land Use Plan

The subject properties are currently zoned CI, Commercial Intensive. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic.

PART VII - DATA ANALYSIS AND CONCLUSIONS
AFTER LAND EXCHANGE - PARCEL C & D

HIGHEST AND BEST USE ANALYSIS - PARCEL C & D

The Dictionary of Real Estate Appraisal, Sixth Edition, by the Appraisal Institute, defines Highest and Best Use as follows:

"The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." 5

Highest and best use is a 2-fold analysis. The first analysis requires a determination of the highest and best use of the subject property as vacant. The second analysis determines the highest and best use of the subject property as improved with the existing and/or proposed improvements.

As indicated by the AI, highest and best use must meet four criteria. The criteria are that the highest and best use must be (1) **legally permissible**, (2) **physically possible**, (3) **financially feasible**, and (4) **maximally productive** (the highest and best use).

Highest and Best Use of the Property as Though Vacant

Basic **legal** considerations include zoning, land use, building codes, deed and subdivision restrictions, historic districts, environmental regulations, and long-term leases.

Basic **physical** considerations include size, shape, area, topography, vegetation, soil, drainage, access and exposure, and utilities.

Basic **financial** considerations involve applicable income factors including those legally permissible and physically possible uses that are expected to produce a positive return; any positive net income or rate of return would indicate that a use is financially feasible.

The subject parcels are currently zoned CI, Commercial Intensive. This district is intended for intensive, highly automotive oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. There are no known adverse legal restrictions that would substantially limit or prohibit development under the existing zoning/land uses. That use which is both legally and physically possible, and which appears to have the potential to also be a financially feasible use, under normal market conditions is considered to be any commercial use economically suitable for the property's size and location in western Lake City/Columbia County which conforms to zoning and the immediate subject neighborhood.

The subjects gain adequate access and exposure via Northwest Real Terrace and benefit from good proximity to US Highway 90, a primary thoroughfare in Lake City/Columbia County. Surrounding land uses are primarily commercial uses. The size of the subject parcels are adequate for many of the allowable uses. Further, Parcel D contains 2.991 acres and lends itself to the possibility of subdivision into smaller commercial tracts at a point when demand for such a parcel is apparent. The parcels are located primarily within Flood Zone X, a designated non-flood hazard area. Other physical factors including topography, access, and exposure, are suitable for the development of many of the legally permissible uses. Those uses which are both legally and physically possible, and which appear to have the potential to also be financially feasible uses, under normal market conditions, are any commercial use economically suitable for the

⁵The Dictionary of Real Estate Appraisal, Sixth Edition (Appraisal Institute: Chicago, 2015), pg. 109.

HIGHEST AND BEST USE ANALYSIS - PARCEL C & D (Continued)

properties' size and location in western Lake City/Columbia County which conforms to zoning and the immediate subject neighborhood.

Among those uses which are legally permissible, physically possible, and financially feasible, the use that is **maximally productive** and provides the highest value (given the appropriate rate of return relative to risk) is the highest and best use.

In most cases, a time consuming formal feasibility study, utilizing detailed site plans and construction costs and a market analysis, would be necessary to calculate a property's mathematical highest and best use.

The calculation of the site's mathematical highest and best use goes beyond the scope of this appraisal analysis. Based on preliminary analysis, those uses which have a reasonable probability of being the highest and best use are any commercial use economically suitable for the properties' size and location in western Lake City/Columbia County which conforms to zoning and the immediate subject neighborhood.

SALES COMPARISON APPROACH TO LAND VALUE - PARCELS C & D

Analysis of Land Sales for Parcel C

The comparable sales have been analyzed for time, location, physical characteristics, and any other applicable factors. A grid analysis of the comparable sales is provided below.

	G 1: 4	Comparable Sales/Listings				
	Subject	1	2	3	4	5
Unadjusted Price/SF	~	\$1.64	\$3.44	\$3.00	\$4.07	\$3.28
Financing Terms	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent
Comparability	~	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing
Comparability	~	Similar	Similar	Similar	Similar	Superior
Market Conditions	Jan 2, 2018	Dec 15, 2016	Jun 8, 2015	Dec 22, 2014	Sept 12, 2014	Current
Comparability	~	Similar	Similar	Inferior	Inferior	Similar
Location	W Lake City (I-75 to SR 247)	W Lake City (W of I-75)	SW Lake City (Bascom Norris and SR 247)	Lake City (I-75 to SR 247)	W Lake City (W of I-75)	W Lake City (I-75 to SR 247)
Comparability	~	Inferior	Similar	Similar	Net Similar	Similar
Parcel Orientation/ Access/Exposure	Interior/NW Real Terrace	Interior/ NW Lake City Ave	TC Corner/Branford Hwy & Bascom Norris Dr.	Interior/ Mary Ethel Ln	Interior/ SW Prosperity	Interior/NW Real Terrace
Comparability	~	Inferior	Superior	Inferior	Net Similar	Similar
Size (acres)	1.49	2.15	4.00	1.53	1.41	3.47
Comparability	~	Slightly Inferior	Inferior	Similar	Similar	Inferior
Topography/ Retention	Level/On-site	Level/On-site	Level/On-site	Level/On-site	Level/Off-site	Slight Slope/ On-site
Comparability	~	Similar	Similar	Similar	Superior	Similar
Shape	Triangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Comparability	~	Similar	Similar	Similar	Similar	Similar
Zoning	CI	CHI	CI	CI	CI	CI
Comparability	~	Similar	Similar	Similar	Similar	Similar
Overall Comparability	~	Inferior	Superior	Inferior	Slightly Superior	Slightly Superior

Explanation of Factors of Comparison

Financing: Has already been considered, if applicable.

<u>Conditions</u>: Sales 1 through 4 sold under typical market conditions with no undue motivation on the of the grantor or grantee and no adjustments are required. Comparable 5 is a current listing and is adjusted downward accordingly.

SALES COMPARISON APPROACH TO LAND VALUE - PARCELS C & D (Continued)

<u>Market Conditions</u>: Market conditions are considered for each sale's particular location. Comparables 1, 2, and 5 are representative of current market conditions. No adjustments are required. Sales 3 and 4 occurred in 2014 and are considered inferior and require an upward adjustment.

<u>Location</u>: The subject is located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. Sale 1 is adjusted upward accordingly. Comparables 2, 3, and 5 are located in relatively similar locations, thus no adjustments are required. Sale 4 is considered net similar requires no adjustment.

<u>Parcel Orientation/Access/Exposure</u>: The subject obtains primary access from Northwest Real Terrace, a two lane paved secondary roadway which provides good access to US Highway 90, a primary east-west thoroughfare. Sales 1 and 3 are located along inferior thoroughfares and are adjusted upward. Sale 2 benefits from direct access and good exposure from it's corner orientation and is considered superior. Sale 2 is adjusted downward. Sale 4 is located along an inferior roadway, however, given the proximity of US Highway 90, is considered net similar. Comparable 5 is located just west of the subject and is similar.

<u>Size</u>: The land area analyzed as the subject site contains 1.49 acres. Comparables 1, 2, and 5 are larger and require upward adjustments. Sales 3 and 4 are of a similar size, thus no adjustments are necessary.

<u>Topography/Vegetation/Retention</u>: The subject is a cleared site which contains no areas in a flood area nor any wetlands. Sales 1, 2, 3, and 5 are relatively level parcels which require on-site retention and are considered similar to the subject. Sale 4 benefits from off-site retention and is considered superior.

Shape: All comparables are symmetrical and are similar when compared to the subject.

<u>Zoning</u>: The subject and all sales contain similar commercial zoning designations and no adjustments are required.

Correlation and Conclusion of Land Value: All comparable sales have been given reasonable consideration in this analysis, however, Comparable 5 is given least weight in the consideration of market value due to the conditions surrounding this sale. After analyzing the various factors of comparison present in the comparable sales, it is the appraiser's opinion that, on the date of appraisal, the subject property, if vacant and available for highest and best use, had a market value of \$3.25 per square foot or \$211,000, calculated as follows:

64,904 square feet @ \$3.25 per square foot = \$210,938 Rounded, \$211,000

SALES COMPARISON APPROACH TO LAND VALUE - PARCELS C & D (Continued)

Analysis of Land Sales for Parcel D

The comparable sales have been analyzed for time, location, physical characteristics, and any other applicable factors. A grid analysis of the comparable sales is provided below.

	G 1: 4	Comparable Sales/Listings				
	Subject	1	2	3	4	5
Unadjusted Price/SF	~	\$1.64	\$3.44	\$3.00	\$4.07	\$3.28
Financing Terms	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent	Cash/Cash Equivalent
Comparability	~	Similar	Similar	Similar	Similar	Similar
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Listing
Comparability	~	Similar	Similar	Similar	Similar	Superior
Market Conditions	Jan 2, 2018	Dec 15, 2016	Jun 8, 2015	Dec 22, 2014	Sept 12, 2014	Current
Comparability	~	Similar	Similar	Inferior	Inferior	Similar
Location	W Lake City (I-75 to SR 247)	W Lake City (W of I-75)	SW Lake City (Bascom Norris and SR 247)	Lake City (I-75 to SR 247)	W Lake City (W of I-75)	W Lake City (I-75 to SR 247)
Comparability	~	Inferior	Similar	Similar	Net Similar	Similar
Parcel Orientation/ Access/Exposure	Interior/NW Real Terrace	Interior/ NW Lake City Ave	TC Corner/Branford Hwy & Bascom Norris Dr.	Interior/ Mary Ethel Ln	Interior/ SW Prosperity	Interior/NW Real Terrace
Comparability	~	Inferior	Superior	Inferior	Net Similar	Similar
Size (acres)	2.99	2.15	4.00	1.53	1.41	3.47
Comparability	~	Slightly Superior	Similar	Superior	Superior	Similar
Topography/ Retention	Level/On-site	Level/On-site	Level/On-site	Level/On-site	Level/Off-site	Slight Slope/ On-site
Comparability	~	Similar	Similar	Similar	Superior	Similar
Shape	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Comparability	~	Similar	Similar	Similar	Similar	Similar
Zoning	CI	CHI	CI	CI	CI	CI
Comparability	~	Similar	Similar	Similar	Similar	Similar
Overall Comparability	~	Inferior	Superior	Slightly Inferior	Superior	Superior

Explanation of Factors of Comparison

<u>Financing</u>: Has already been considered, if applicable.

<u>Conditions</u>: Sales 1 through 4 sold under typical market conditions with no undue motivation on the of the grantor or grantee and no adjustments are required. Comparable 5 is a current listing and is adjusted downward accordingly.

SALES COMPARISON APPROACH TO LAND VALUE - PARCELS C & D (Continued)

<u>Market Conditions</u>: Market conditions are considered for each sale's particular location. Comparables 1, 2, and 5 are representative of current market conditions. No adjustments are required. Sales 3 and 4 occurred in 2014 and are considered inferior and require an upward adjustment.

<u>Location</u>: The subject is located along the east side of Northwest Real Terrace, roughly one-tenth of a mile north of US Highway 90, in western Lake City, Columbia County, Florida. Sale 1 is adjusted upward accordingly. Comparables 2, 3, and 5 are located in relatively similar locations, thus no adjustments are required. Sale 4 is considered net similar requires no adjustment.

Parcel Orientation/Access/Exposure: The subject obtains primary access from Northwest Real Terrace, a two lane paved secondary roadway which provides good access to US Highway 90, a primary east-west thoroughfare. Sales 1 and 3 are located along inferior thoroughfares and are adjusted upward. Sale 2 benefits from direct access and good exposure from it's corner orientation and is considered superior. Sale 2 is adjusted downward. Sale 4 is located along an inferior roadway, however, given the proximity of US Highway 90, is considered net similar. Comparable 5 is located just west of the subject and is similar.

<u>Size</u>: The land area analyzed as the subject site contains 2.99 acres. Comparables 2 and 5 are of a relatively similar size, thus no adjustments are necessary. Sales 1, 3, and 4 are of a smaller size and require downward adjustments.

<u>Topography/Vegetation/Retention</u>: The subject is a cleared site which contains no areas in a flood area nor any wetlands. Sales 1, 2, 3, and 5 are relatively level parcels which require on-site retention and are considered similar to the subject. Sale 4 benefits from off-site retention and is considered superior.

Shape: All comparables are symmetrical and are similar when compared to the subject.

<u>Zoning</u>: The subject and all sales contain similar commercial zoning designations and no adjustments are required.

<u>Correlation and Conclusion of Land Value</u>: All comparable sales have been given reasonable consideration in this analysis, however, Comparable 5 is given least weight in the consideration of market value due to the conditions surrounding this sale. After analyzing the various factors of comparison present in the comparable sales, it is the appraiser's opinion that, on the date of appraisal, the subject property, if vacant and available for highest and best use, had a market value of \$2.75 per square foot or \$358,000, calculated as follows:

130,244 square feet @ \$2.75 per square foot = \$358,171 Rounded, \$358,000

PART VIII - LAND EXCHANGE IMPACT ANALYSIS

RECAPITULATION

As mentioned previously, the subject of this appraisal considers the hypothetical land swap between the client and Partners of Hope International. In order to determine the impact of the land swap, four appraisals have been completed: one each for the ownerships in their current configuration and one each after the hypothetical land swap.

The properties in question before the land swap include: 2.60 acres owned by Columbia County and 1.88 acres owned by Partners of Hope International. After the hypothetical land swap, the properties will include 1.49 acres owned by Columbia County and 2.99 acres owned by Partners of Hope International. When using the before and after approach to arrive at a value for a land exchange, a value estimate of the parcels before the hypothetical exchange for each ownership is made followed by a conclusion of the value for the parcels after the hypothetical exchange. These four values, included in earlier sections of this analysis, are then compared, with the difference representing the change in value for each party involved.

In the case of the parcels owned by Columbia County, and as can be seen in earlier sections of this analysis, the market value of the fee simple interest in the parcels owned are estimated at \$283,000, while the market value of the parcel after the hypothetical land swap is estimated at \$211,000. This represents a \$72,000 loss in value and minium price Columbia County should receive for the land exchange. In the case of the parcels owned by Partners of Hope International, the market value of the fee simple interest in the parcels are estimated at \$233,000, while the market value of the parcel after the hypothetical land swap is estimated at \$358,000. This represents a \$125,000 gain in value and maximum price Partners of Hope International should pay for the land exchange. Because both ownerships are favorably impacted from the exchange, the absolute difference is split equally. Therefore, the market value of the land swap is calculated as follows:

Columbia County Ownership				Partners of Hope International Ownership		
	Parcel	Size (acres)	Market Value	Parcel	Size (acres)	After Exchange
Before Swap	Parcel A	2.60	\$283,000	Parcel B	1.88	\$233,000
After Swap	Parcel C	1.49	\$211,000	Parcel D	2.991	\$358,000
Difference in Value of Ownerships (\$72,000)						\$125,000
Absolute Sum of the Differences in Value					\$197,000	
Market Value of Land Swap (Average Value of the Differences in Value)					\$98,500	

It is the appraiser's opinion that the market value of the impact of the land exchange, <u>subject to</u> all standard and extraordinary assumptions and hypothetical conditions stated herein, as of January 2, 2018, was:

NINETY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$98,500)

ADDENDA

LEGAL DESCRIPTION - PARCEL B

Inst. Number: 201512005042 Book: 1291 Page: 791 Date: 3/20/2015 Time: 8:28:14 AM Page 3 of 3 Doc Deed: 2800.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

EXHIBIT "A"

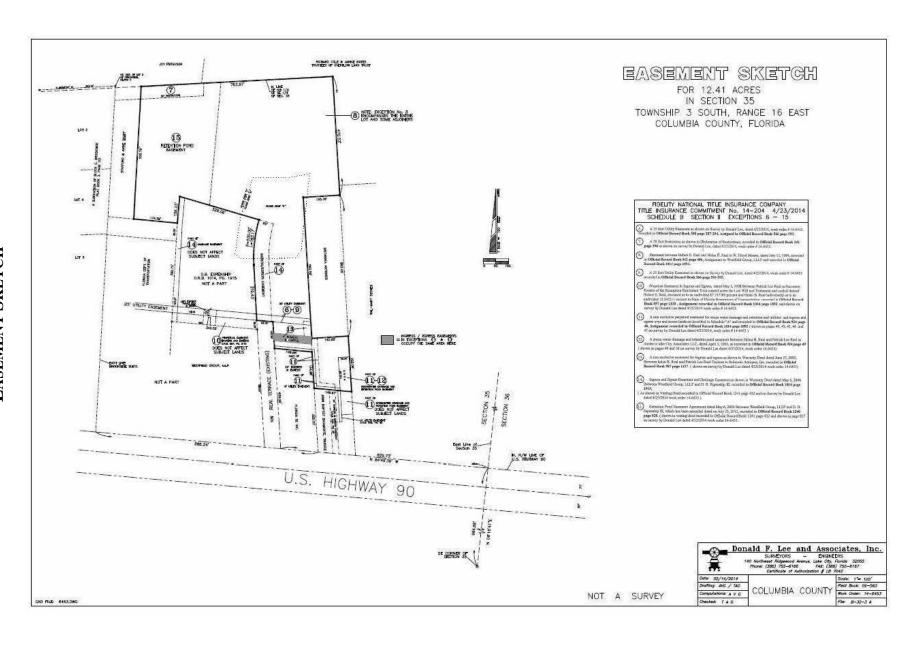
A PARCEL OF LAND IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 90 AND THE EASTERLY RIGHT OF WAY LINE OF REAL ROAD AND RUN N 03°37'40"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF REAL ROAD, 430.35 FEET; THENCE S 84°52'45"E ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF A PARCEL OF LAND OCCUPIED BY RED LOBSTER RESTAURANT, A DISTANCE OF 152.46 FEET; THENCE N 03°42'55"W, 23.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 03°42'55"W, 562.59 FEET; THENCE N 86°17'05"E, 145.74 FEET TO A POINT ON THE WESTERLY LINE OF PROPERTY OF WAL MART STORES; THENCE S 03°42'55"E, ALONG SAID WESTERLY LINE, BEING ALSO THE CITY LIMITS LINE OF THE CITY OF LAKE CITY, 562.04 FEET; THENCE S 86°04'14"W, 145.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A NON-EXCLUSIVE PERPETUAL EASEMENT THIRTY (30) FEET IN WIDTH FOR INGRESS AND EGRESS FOR ALL KINDS OF PEDESTRIAN AND VEHICULAR TRAFFIC AND UTILITIES OVER, UNDER AND ACROSS THE LANDS LYING THIRTY (30) FEET TO THE LEFT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 90 AND THE EASTERLY RIGHT OF WAY LINE OF REAL ROAD AND RUN N 03°37'40"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF REAL ROAD 430.35 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LINE AND EASEMENT; THENCE S 84°52'45"E ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF A PARCEL OF LAND OCCUPIED BY RED LOBSTER RESTAURANT, A DISTANCE OF 152.46 FEET; THENCE N 03°42'55"W, 90.36 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.

TOGETHER WITH ANY RIGHT, TITLE, AND INTEREST IN THOSE EASEMENTS DESCRIBED IN BOOK 542, PAGE 406, AS ASSIGNED IN BOOK 1014, PAGE 1894 OF THE PUBLIC RECORDS.



COMPANY PROFILE

CANDLER, MOSES & ASSOCIATES, INC.

Candler, Moses & Associates was formed in 2016, having evolved from it's predecessor, Candler Appraisal Services, which served the north Florida market for over 20 years since it's founding in 1995. During this time, the firm established itself as one of the preeminent appraisal companies in the market when dealing with complex and high value assignments, a tradition which Candler, Moses & Associates proudly continues today.

Our firm currently staffs six full time appraisers. Christopher D. Candler, MAI is president of the firm, holds a Master of Arts degree in Real Estate Appraisal from the University of Florida, the MAI designation with the Appraisal Institute. He is certified in Florida and Georgia and began his appraisal career in 1995. J. Chase Moses is vice-president of the firm, holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida. He is certified in Florida and Georgia and began his appraisal career in 2011 having previously spent six years in commercial lending and underwriting. Michael S. Logan, SRA holds a Bachelor of Science degree in Business Management and Real Estate from Florida State University, the SRA designation with the Appraisal Institute. He is certified in Florida and began his appraisal career in 2000. Jacob M. Fenn began his appraisal career in 2014 and holds a Bachelor of Science degree in Business Administration with a Major in Finance from the University of Florida. Stephen M. Douglas, LEED AP holds a Bachelor of Science degree in Building Construction from the University of North Florida. He began his appraisal career in 2016 having previously spent 13 years in the commercial and industrial construction and fabrication industries. Tammy L. Tyre began her appraisal career in 2004.

At Candler, Moses & Associates, Inc., we pride ourselves on our ability to address various appraisal problems for our clients through experience with a diversified client base and diverse background of appraisers. Valuation and consulting services are provided for a variety of individuals, lending institutions, financial service providers, attorneys and estate planners, as well as numerous governmental agencies and private land conservation groups.

In addition to local and national banks, law firms, government agencies, and individuals, some of our larger clients include the Alachua Conservation Trust; the Alachua County Environmental Protection Department; the Conservation Fund; CSX Transportation; the Florida Department of Environmental Protection; Holland and Knight; the National Park Service; the Nature Conservancy; Progress Energy; Rayonier; the Suwannee River, Saint Johns River, and Northwest Florida Water Management Districts; the United States Department of the Interior; the United States Fish and Wildlife Service; and the United States Forest Service.

Through performing assignments for the various parties listed previously, our appraisers have become proficient in addressing many types of complex appraisal problems including, but not limited to: sovereignty issues, jurisdictional wetlands, timber value and allocation, land and building allocations, partial interests, corridor and right-of-way valuations, water rights and spring issues, and less-than-fee simple interests (conservation easements).

Our experience includes, but is not limited to: shopping centers, fast food and other retail establishments, net lease properties, lodging, automotive dealerships, industrial facilities, service stations, condominium developments, multi-tenant medical/professional buildings, single-family residences, multi-family housing, residential and commercial subdivisions, agricultural and timber land, conservation land, market rent studies, and feasibility studies.

We thank you for the opportunity to be of service, now and in the future, for all of your valuation and consultation needs.

QUALIFICATIONS OF APPRAISER

CHRISTOPHER DEE CANDLER, MAI

Professional Experience and Background

Candler, Moses & Associates, Inc., 356 Northwest Lake City Avenue, Lake City, Florida 32055 President and Principal Appraiser from October 2016 to present.

Candler Appraisal Services, Inc., 356 Northwest Lake City Avenue, Lake City, Florida 32055
President and Principal Appraiser from January 2014 to October 2016.
Vice President and Senior Appraiser from June 2003 to January 2014.
Appraisal Associate from May 1997 to June 2003

Appraisal Associate with Pacetti Appraisal Services, 2730 US 1 South, Unit C., Saint Augustine, Florida 32086, from May 1996 to April 1997.

Appraisal Associate with Candler-Sawyer & Associates, Inc., 1034 Sixteenth Street North, Saint Petersburg, Florida 33705, from January 1995 to August 1995.

From August 1992 to April 1997, attended the University of Florida Real Estate program. Areas of study included appraisal, management, finance, economics, and various computer courses.

Awarded the MAI designation with the Appraisal Institute June 10, 2003.

Completed the Appraisal Institute Valuation of Conservation Easements Professional Development Program on June 2008.

Completed the Appraisal Institute Litigation Professional Development Program on December 2013.

Currently licensed as a Florida State-Certified General Appraiser (License RZ2338).

Currently licensed as a Georgia Certified General Real Property Appraiser (License 340734).

Qualified as an expert witness for testimony in Circuit Court in Alachua, Columbia, Madison, and Suwannee Counties.

Work experience consists mainly of participating in the appraisal of vacant land and a variety of residential, commercial and income-producing properties. Work performed in Alachua, Baker, Bradford, Brevard, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Franklin, Gadsden, Gilchrist, Hamilton, Hillsborough, Jefferson, Lafayette, Lake, Leon, Levy, Liberty, Madison, Marion, Okaloosa, Pinellas, Putnam, Santa Rosa, Saint Johns, Sumter, Suwannee, Taylor, Union, Wakulla, and Walton counties in Florida and Brooks and Lowndes counties in Georgia. Clients served by the firm consist of various governmental bodies, corporations, law firms, banks, savings and loan associations, utility companies, and individuals.

Education

Master of Arts Degree in Real Estate, Appraisal Tract, August 1997, from University of Florida, Gainesville, Florida.

Bachelor of Science of Business Administration, Real Estate, 1994, University of Florida, Gainesville, Florida.

Associate of Arts Degree, 1992, Saint Petersburg Junior College, Saint Petersburg, Florida.

QUALIFICATIONS OF APPRAISER

JACOB M. FENN

Professional Experience and Background

Staff Appraiser with Candler, Moses & Associates, Inc., 356 NW Lake City Avenue, Lake City, FL 32055 from October 2016 to present.

Staff Appraiser with Candler Appraisal Services, Inc., 356 NW Lake City Avenue, Lake City, FL 32055 from May 2014 to October 2016.

Currently licensed as a Florida State-Certified General Appraiser (License RZ3956).

Education

Appraisal Institute:

General Appraiser Report Writing and Case Studies (2017)

General Appraiser Site Valuation and Cost Approach (2016)

General Appraiser Sales Comparison Approach (2016)

General Appraiser Market Analysis and Highest & Best Use (2016)

General Appraiser Income Approach Part 1 & 2 (2016)

Real Estate Finance, Statistics, and Valuation Modeling (2015)

IFREC Real Estate Schools - May 2014. Completion of 105 hours of required pre-licensure education. Including a 15 hour National Uniform Standards of Appraisal Practices.

University of Florida - Warrington College of Business Administration, August 2012 to May 2014, Graduated with Bachelor of Science in Business Administration with a Major in Finance.

Santa Fe College - May 2010 to August 2012, Graduated with an Associate of Arts degree.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: May 10, 201	8	Meeting Date:	May 17, 2018	
Name: Penny Stanley		Department:	BCC Administration	
Division Manager's Signatu	re: Ben So	eath		
1. Nature and purpose of ag	enda item:			
			n Services Tax to Fund Columbia Co Account For Those Revenues	ounty Public
Attach any correspondence in memorandums, etc.	formation, documents	and forms for ac	tion i.e., contract agreements, quotes,	
2. Fiscal impact on current l	oudget.			
Is this a budgeted item?	X N/A			
	Yes Account N	lo.		
	No Please list request	the proposed bu	dget amendment to fund this	
Budget Amendment Number:		Fund	:	
FROM:		TO:		AMOUNT:
	For Use	of County Mang	er Only:	
	Consent	Item X Di	scussion Item	

COLUMBIA COUNTY, FLORIDA RESOLUTION NO. 2018R-16

COMMITTING A LOCAL COMMUNICATION SERVICES TAX TO FUND COLUMBIA COUNTY PUBLIC LIBRARIES; AND DESIGNATING A SPECIAL REVENUE LIBRARY FUND TO ACCOUNT FOR THOSE REVENUES

WHEREAS, Florida Statutes section 202.19 authorizes Columbia County as a charter county to adopt a local communication services tax at a rate of up to 5.1 percent; and

WHEREAS, Columbia County Ordinance 2015-20 adopted the local communication services tax at a rate of up to 5.1percent; and

WHEREAS, revenues generated by the local communication services tax may be used for any public purpose, including, but not limited to, pledging such revenues for the repayment of current or future bonded indebtedness; and

WHEREAS, Columbia County Commissioners committed to utilize the local communication services tax to fund Columbia County public libraries; and

WHEREAS, a special revenue fund is appropriate to account for the commitment of the local communication services tax; and

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

SECTION I. The County Manager shall budget all revenues derived from the communication services taxes to support Columbia County public libraries.

SECTION II. The Clerk to the Board shall account for all revenues and expenditures of Columbia County public libraries in the library special revenues fund.

Adopted this 17th day of May, 2018.

Adopted this 17 th day of May, 2018.	COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
Attest:	Tim Murphy, Chairman
P. DeWitt Cason, Clerk	



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.

loday's Date: May 10, 2018	Meeting Date: May 17, 2018	
Name: Ben Scott	Department: BCC Administration	
Division Manager's Signatur	e: Ben Scatt	
1. Nature and purpose of age	nda item:	
Personnel Policy Updates		
Attach any correspondence inf memorandums, etc.	ormation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current b	udget.	
Is this a budgeted item?	X N/A	
	Yes Account No.	
	No Please list the proposed budget amendment to fund this request	
Budget Amendment Number:	Fund:	
FROM:	TO:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	

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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Ben Scatt

TO: Commissioners

FR: Ben Scott, County Manager

DATE: May 10, 2018

SUBJECT: Personnel Policy Revisions

Please find attached for your review and approval three revisions to the Board's personnel policies and procedures. The revisions are as follows:

- Authorizing the County Manager to assign the number of authorized positions within the County's classification plan.
- ➤ Prohibiting the use of e-cigarettes in County buildings, vehicles and equipment.
- Employees entering Deferred Retirement Option Program (DROP) will be paid sick leave upon final separation.

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

P.O. BOX 1529 LAKE CITY, FL 32056-1529 PHONE (386) 755-4100

P.O. BOX 1529 LAKE CITY, FL 32056-1529 PHONE (386) 755-4100

CHAPTER 5 - CLASSIFICATION PLAN

A. PURPOSE

The Classification Plan provides a systematic arrangement and inventory of Board positions. The plan groups the various positions of the County into classes reflective of the range of duties, responsibilities, and level of work performed. Class titles standardize the meaning, allocation, and usage of the plan based upon the similarity of work and duties performed. Each classification will have a job title, a position description, and a salary pay grade.

B. USE OF THE PLAN

The Classification Plan will be used as follows:

- 1. As a guide for recruiting and examining candidates for employment.
- 2. To determine career paths and to develop employee training programs.
- To determine appropriate salary pay grades.
- 4. To aid in establishing and maintaining organizational structure.

C. ADMINISTRATION OF THE CLASSIFICATION PLAN

The addition of new classes, deletion of existing classes, or reclassifying of positions will be the responsibility of the County Manager or his/her designee.

D. MAINTENANCE OF THE CLASSIFICATION PLAN

The County Manager, in cooperation with the Human Resources Department, will be responsible for maintaining the Classification Plan. This will include:

- 1. Placing new or proposed positions in the proper class according to the duties and responsibilities of the position.
- 2. If permanent changes in the duties and responsibilities of an established position change, reclassifying the position to another classification.
- 3. Reviewing and analyzing the classification each time a vacancy occurs, for instance upon resignation, retirement, or dismissal of an incumbent.

E. CONTENT OF THE PLAN

- 1. A grouping of positions into classes.
- A class specification containing a title, essential functions, listing of knowledge, skills, and abilities; work environment, physical demands, minimum qualifications and licenses required.
- 3. A description for each job within a class, listing the type of work, the scope of duties and responsibilities, and supervisory responsibilities if required.

F. CLASSIFICATION ACTIONS

- 1. When a new position is established, or there are substantial changes in the duties of an existing position, a new or revised position description will be prepared.
- 2. The position description will be prepared in the format approved by the Board. It will be prepared by the Department Head and submitted to the Human Resources Department.
- 3. The position description will be reviewed by the County Manager and the Human Resources Director. With Board approval, the position will be allocated to the appropriate class in the Classification Plan.
- 4. The County Manager will be authorized to assign the number of positions in a classification provided the authorizations do not exceed budgetary constraints.

G. RECLASSIFICATION OF POSITIONS

County positions may be reclassified from a higher grade (up), the same pay grade (lateral) or to a lower pay (down) grade. When reclassifications occur, these guidelines apply:

- 1. When a vacant position is reclassified to a higher pay grade/up, the same pay grade/lateral, or to a lower pay grade/down, it will be filled in the appropriate manner.
- 2. If an occupied position is reclassified to a higher grade/up, the incumbent employee will receive a corresponding change in pay grade and the change will be considered a promotion.
- 3. If an occupied position is reclassified but remains in the same pay grade/lateral, the incumbent employee will receive a title change but no change in pay grade.
- 4. If an occupied position is reclassified to a lower pay grade/down, the incumbent employee may be offered a transfer to a vacancy, if one exists, in the original classification in the same or another department. In the absence of a vacancy, the incumbent employee may be permitted to continue at present rate of pay during the incumbency.

H. APPEALS OF POSITION RECLASSIFICATION

Employees who are affected by reclassification, and who believe that the position has been allocated incorrectly, may appeal the reclassification to the County Manager.

BCC revised: 5/17/2018

I. WORK PERFORMED OUTSIDE JOB DESCRIPTION

County employees may be required to perform work outside of the job description.

CHAPTER 10 - STANDARDS OF CONDUCT/CODE OF ETHICS

County employees are considered "Good Will Ambassadors" in their roles as public employees. This involves a degree of duty and obligation regarding public and private conduct that is not common in other non-public employment. All County employees are expected to comply with the following standards of conduct:

- 1. As a condition of employment, a consistently positive, courteous, and professional attitude toward the public and co-workers is an essential function of every position. While different positions have different primary areas of responsibility, everyone should work as a team and be willing to pitch in as necessary to get the job done. Regular attendance at work is also a condition of employment.
- Personal phone calls and conversations should be limited and completed
 as quickly as possible. Personal conversations or phone calls must cease
 immediately to take care of public business or the work-related needs of a
 co-worker.
- 3. The use, selling, storing, or distributing cigarettes, e-cigarettes (including any electronic and smokeless devices), cigars, snuff, dip, pipe tobacco, and/or chewing of tobacco or any other tobacco product that any employee may use is prohibited in and on governmental (County) buildings, vehicles, or and in or on other County equipment—, including all mobile motorized and heavy equipment.
- 4. Offices must be staffed at all times during the normal workday. Meal periods and other absences should be scheduled so that at least one person is on duty at all times.
- 5. Off duty conduct which reflects poorly on the County or is prejudicial to the interests of the County may be sufficient grounds for discharge.
- 6. County employees may be called upon to express opinions and to provide information concerning County government and its operations and policies. Expressions of opinions should be weighed carefully in light of their possible effect and should be based upon facts of which the employee has knowledge. Employees should be aware that their opinions may be interpreted by listeners as representing the official stance of the County.
- 7. Employees are expected to refrain from repeating rumors and/or creating dissension in the organization.
- 8. Employees are encouraged to maintain their personal appearance to reflect a good public image.

9. The use of alcoholic beverages or other intoxicants is expressly forbidden during working hours. The use of any controlled substance as prohibited by law, except prescription drugs being used as prescribed by a licensed physician, is also prohibited during working hours as well as other than working hours. Employees must comply with the County's Drug-Free Workplace Policy.

To avoid misunderstandings and conflicts of interest, County employees will adhere to *Florida State Statute* 112.313 entitled "Code of Ethics for Public Officers and Employees." If the statute is amended, the County policy is automatically amended as well.

CHAPTER 20 - SICK LEAVE

A. ELIGIBILITY AND ACCRUAL

All regular employees will earn sick leave. Temporary, on-call, elected and other non-regular employees will not accrue sick leave. Employees must be in active pay status (not on leave without pay) to earn leave. Part-time employees who work at least twenty (20) hours per week will earn sick leave in a pro-rated amount computed on a base rate of 3.693 hours per biweekly pay period. If eligible, sick leave will begin to accrue immediately upon hire but there will be a three (3) month waiting period (from the hire date) before the leave can be used. Sick leave will be credited on the last day of each pay period.

ACCRUAL RATE FOR REGULAR FULL-TIME EMPLOYEES Biweekly – 3.693 hrs Annual – 96.02 hrs

ACCRUAL RATE FOR REGULAR FULL-TIME 12 HOUR SHIFT EMPLOYEES Biweekly – 4.062 hrs Annual – 105.61 hrs

ACCRUAL RATE FOR REGULAR FULL-TIME 24 HOUR SHIFT EMPLOYEES Biweekly – 5.17 hrs Annual – 134.42 hrs

B. USE OF SICK LEAVE

- 1. Sick leave may be used only with the approval of the Department Head and will not be authorized prior to the time it is earned and credited to the employee.
- 2. Sick leave will be approved for the employee's personal illness, injury, disability, pregnancy or pregnancy related conditions including childbirth and miscarriage, or exposure to a contagious disease which would endanger others, or for an illness in the employee's immediate family (spouse, children, parents, siblings, grandparents, grandchildren, or in-laws). Sick leave may be used for doctor, dentist, or other recognized health care provider appointments when it is not possible to arrange the appointment for off-duty hours, but not to exceed the reasonable amount of time required to complete the appointment. Sick leave may not be used for injury sustained while engaged in outside employment.
- 3. "Immediate family," as used in the preceding paragraph, refers to the employee's spouse, children, parents, siblings, grandparents, grandchildren, and in-laws. A child is a biological, adopted, or foster child, a step-child, a legal ward, or a child of a person standing in loco parentis, who is under 18 years of age or is incapable of self-care because of a mental or physical disability. A parent is a biological, adoptive, foster or step- parent. An in-law refers to a current father-in-law, mother-in-law, brother-in-law, or sister-in-law.

- 4. Utilization of sick leave will be implemented according to the following definitions:
 - a. Verified sick leave: Any sick leave instance verified by medical certification, including illness in the employee's immediate family.
 - b. Unverified sick leave: Any sick leave instance for which no medical certification is provided.
- 5. The minimum charge for sick leave will be one quarter (1/4) hour.
- 6. Abuse of sick leave:
 - a. Use of more than four (4) days of unverified sick leave in a 120 day period.
 - b. A pattern of unverified sick leave or use of unverified sick leave in combination with days off, holidays off, or other time off.
 - c. Any combination of 1 and 2 above.

C. ADMINISTRATION

- 1. All requests for sick leave must be in writing and approved by the Department Head or designee prior to use. In the event prior notification is not possible, an employee must immediately contact his/her supervisor regarding the absence no later than thirty (30) minutes after the scheduled starting time. Unless incapacitated, employees are expected to call their supervisors personally. Notification is required daily unless otherwise instructed by the Department Head or designee.
- 2. An employee may be required to supply proof of sickness, injury or disability, if absenteeism exceeds three (3) consecutive work days or six (6) days within a thirty (30) day period or if a pattern of sick leave leave in combination with days off, holidays off, or other time off is documented. If the employee is sent to a physician of the County's choosing for the purpose of providing proof of illness or ability to perform at work, the County will pay the expenses.

D. PAYMENT/FORFEITURE OF UNUSED SICK LEAVE

- 1. A separating employee with a length of service of eight (8) years or more is eligible for payment of unused, accrued sick leave, provided that separation from County employment is for reasons other than misconduct. In cases of death where the employee is eligible for payment, the accrued unused sick leave payment will be made to the employee's estate or as otherwise provided by law, subject to the limits in the section below.
- Employees who are eligible for payment of sick leave credits will be paid at the employee's current regular hourly rate of pay for 25% of all unused sick leave credits, not to exceed 480 hours paid (after percentage is calculated). In no case

will payment in excess of 480 hours be paid. Employees eligible for payment of unused sick leave earned before October 1, 1981 will be paid at the rate of 100% for those benefits earned prior to October 1, 1981, at the September 30, 1981 rate of pay. No other payment in lieu of sick leave is permitted.

- 3. Employees who enter the Deferred Retirement Option Program (DROP) will receive a lump-sum payment at final separation of 25% of all unused, accrued sick leave credits, paid at the employees current rate of pay, not to exceed 480 hours paid (after percentage is calculated). In no case will payment in excess of 480 hours be paid.
- 4. Employees who terminate County service and are not eligible for payment of unused sick leave will forfeit their leave. Terminating employees may not donate their leave to other employees.

Revised: 5/19/16 & 5/17/2018



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: April 23, 2018	Meeting Date: May 17, 2018	
Name: Ray Hill	Department: Purchasing	
Division Manager's Signature:		
1. Nature and purpose of agenda	a item:	
Award Bid 2018-E to low bidde	er Home Pro Plus, LLC in the amount of \$29,820.31	
Attach any correspondence inform memorandums, etc.	ation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current budg	get.	
Is this a budgeted item?] N/A	
X	Yes Account No. 302.2200.522.30.46	
	No Please list the proposed budget amendment to fund this request	
Budget Amendment Number:	Fund:	
FROM:	TO:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item Discussion Item	



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: April 23, 2018

To: **Board of Commissioners**

From: Ray Hill, Purchasing Director

RE: Bid Award, Bid No. 2018-E

I have reviewed the bids for Bid No. 2018-E for the renovation of Fire Station #45 in Ellisville along with Donny Dupree, Maintenance Director. We recommend award to low bidder, Home Pro Plus, LLC in the amount of \$29,820.31.

C. Rayttelf

I have attached the bid tab for your review.

p. 320

Bid No. 2018-E

Columbia County Board of County Commissioners

Renovation of Fire Station #45 Ellisville

Company Name	Amount
Home Pro Plus, LLC	\$29,820.31
Gamble & Associates Construction	\$49,915.00
RWB Construction, Inc.	\$54,610.00
Little & Williams, Inc.	\$37,236.00



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: May 8, 2018	Meeting Date:	May 17, 2018	
Name: Danielle Beard	Department:	Clerk to Board Finance	
Division Manager's Signature:	9		
1. Nature and purpose of agenda item:			
Loan documents require interest on lo amendment 18-37 did not include inter account and appropriate interest earn	rest earnings. Therefore		
Attach any correspondence information, do memorandums, etc.	cuments and forms for ac	tion i.e., contract agreements, quo	tes,
2. Fiscal impact on current budget.			
		dget amendment to fund this	
Budget Amendment Number: BA 18-	48 Fund	: 305-JAIL CONSTRUCTION F	UND
FROM:	TO:		AMOUNT:
302-0000-361.10-00 INTEREST & OTHER EARNINGS / INTEREST EARN	CONSTR.FUND	RANSFERS OUT / XFER TO JAIL	\$29,018.00
305-0000-381.91-32 INTERFUND TRANSFERS IN / FROM GENERAL CA	305-2330-523.60 AP PROJECTS CAPITAL OUTL		\$29,018.00
	For Use of County Mang		
	Consent Item X Di	scussion Item	

Columbia County

Memo

To:

Ben Scott

From:

Danielle Beard

Date:

5-1-2018

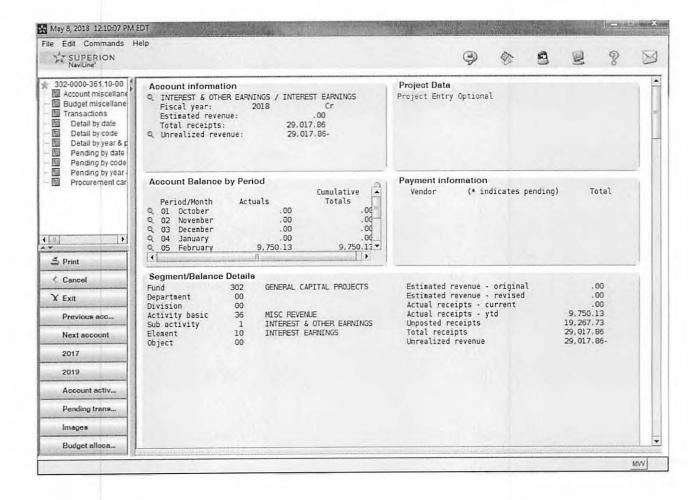
Re:

Interest on loan proceeds

The Board approved budget amendment 18-37 on April 19, 2018, to reallocate loan proceeds from the admin building construction to jail construction. Included in the document "Certificate as to arbitrage and certain other tax matter" is a provision under section 3(c)(ii), which states:

"The Issuer expects to spend the Original Proceeds deposited to the 2017 Account of the Project Fund and any investment proceeds related thereto on or before December 15, 2020."

The amount for budget amendment 18-37 did not include investment proceeds. Therefore, a supplemental budget amendment is necessary to reallocate the interest earned on these funds for \$29,017.86.





COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: May 8, 2018		Meeting Date:	May 17, 2018	
Name: Shayne Morgan		Department: E	mergency Management	
Division Manager's Signature:	Sha	_		
1. Nature and purpose of agend	da item:			
This grant is the State funder	d allocation of fund	ds for Emergency	/ Management	
Attach any correspondence informemorandums, etc.	mation, documents	and forms for actic	on i.e., contract agreements, quotes,	
2. Fiscal impact on current buc	lget.			
Is this a budgeted item?	N/A Yes Account N	lo.		
	No Please list request	the proposed budg	get amendment to fund this	
Budget Amendment Number:	BA 18-50	Fund:	001-GENERAL FUND	
FROM:		TO:		AMOUNT:
001-0000-334.21-04 STATE GRANTS / EMPA 19-BG 001-0000-334.21-04		001-2112-525.10-1 PERSONAL SERV 001-2112-525.30-3	/ICES / SALARIES	\$66,990.00
STATE GRANTS / EMPA 19-BG			ENDITURES / PROFESSIONAL SERVICES	\$38,816.00
	For Use of Consent I	of County Manger	cussion Item	



Board of County Commissioners • Columbia County

MEMORANDUM

DATE: May 8, 2018

TO: Scott Ward, Assistant County Manager

FR: Shayne Morgan, FPEM, Emergency Management Director

RE: Approval and Signature of EMPA grant for emergency management

Please find attached the grant agreements for the Emergency Management Preparedness and Assistance (EMPA) grant. This is the state money that emergency management receives annually in the amount of \$105, 806.

If you have any questions regarding either of these documents, please let me know.

Contract Number: 19-BG-XX-03-22-01-XXX Catalog of State Financial Assistance (CSFA) #: 31.063

STATE-FUNDED GRANT AGREEMENT BASE GRANT

THIS AGREEMENT is entered into by the State of Florida, Division of Emergency Management, with headquarters in Tallahassee, Florida (hereinafter referred to as the "Division"), and **Columbia County**, (hereinafter referred to as the "Recipient").

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING REPRESENTATIONS:

- > The Recipient represents that it is fully qualified and eligible to receive these grant funds to provide the services identified herein; and
- > The Division has the authority to grant these funds to the Recipient upon the terms and conditions below; and,
 - The Division has statutory authority to disburse the funds under this Agreement. THEREFORE, the Division and the Recipient agree to the following:

1. LAWS, RULES, REGULATIONS AND POLICIES

- A. This Agreement involves "state financial assistance," as that term is defined in section 215.97(2)(r), Florida Statutes.
- B. This Agreement involves a "Base Grant", defined by Rule 27P-19.002(1), Florida Administrative Code, as "those funds allocated in accordance with the formula in Rule 27P-19.005, F.A.C., as a minimum allocation to County Emergency Management Agencies."
- C. As defined by Rule 27P-19.002, Florida Administrative Code, the term "Division" means "the Division of Emergency Management, Executive Office of the Governor."
- D. Under this Agreement, the Division serves as the "State awarding agency" as that term is defined by section 215.97(2)(q), Florida Statutes.
- E. Under this Agreement, the term "Recipient", as defined by section 215.97(2)(o), Florida Statutes, means a "nonstate entity that receives state financial assistance directly from a state awarding agency." As defined by Rule 27P-19.002(12), Florida Administrative Code, the term "Recipient" also means "an Applicant that is offered and accepts an award from the Division."
- F. The Recipient is a "County Emergency Management Agency," as that term is defined by Rule 27P-19.002(3), Florida Administrative Code.
- G. As required by section 215.97(5)(a), Florida Statutes, this Agreement provides the recipient with "information needed by the recipient to comply with the requirements of" the Florida Single Audit Act.
 - H. As required by section 215.971(1), Florida Statutes, this Agreement includes:

- (1) A provision specifying a scope of work that clearly establishes the tasks that the Recipient is required to perform.
- (2) A provision dividing the agreement into quantifiable units of deliverables that must be received and accepted in writing by the Division before payment. Each deliverable must be directly related to the scope of work and specify the required minimum level of service to be performed and the criteria for evaluating the successful completion of each deliverable.
- (3) A provision specifying the financial consequences that apply if the Recipient fails to perform the minimum level of service required by the agreement.
- (4) A provision specifying that the Recipient may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period.
- (5) A provision specifying that any balance of unobligated funds which has been advanced or paid must be refunded to the Division.
- (6) A provision specifying that any funds paid in excess of the amount to which the Recipient is entitled under the terms and conditions of the agreement must be refunded to the Division.
- I. In addition to the foregoing, the Recipient and the Division shall be governed by <u>all</u> applicable State and Federal laws, rules and regulations. Any express reference in this Agreement to a particular statute, rule, or regulation in no way implies that no other statute, rule, or regulation applies.

2. CONTACT

A. In accordance with section 215.971(2), Florida Statutes, the Division's Grant Manager shall be responsible for enforcing performance of this Agreement's terms and conditions and shall serve as the Division's liaison with the Recipient. As part of his/her duties, the Grant Manager for the Division shall:

- (1) Monitor and document Recipient performance; and,
- (2) Review and document all deliverables for which the Recipient requests payment.
 - B. The Division's Grant Manager for this Agreement is:

Owen Roach 2555 Shumard Oak Boulevard Tallahassee, Florida 32399-2100 Telephone: (850) 815-4344

Email: Owen.Roach@em.myflorida.com

C. The name and address of the Representative of the Recipient responsible for the administration of this Agreement is:

Shayne Morgan, FPEM, Director P.O. Box 1787 Lake City, FL 32056-1787

Telephone: (386) 758-1383

Fax: (386) 752-9644

Email: shayne morgan@columbiacountyfla.com

D. In the event that different representatives or addresses are designated by either party after execution of this Agreement, notice of the name, title and address of the new representative will be provided to the other party.

3. TERMS AND CONDITIONS

This Agreement contains all the terms and conditions agreed upon by the parties.

4. EXECUTION

This Agreement may be executed in any number of counterparts, any one of which may be taken as an original.

5. MODIFICATION

Either party may request modification of the provisions of this Agreement. Changes which are agreed upon shall be valid only when in writing, signed by each of the parties, and attached to the original of this Agreement.

SCOPE OF WORK

The Recipient shall perform the work in accordance with the Program Budget and Scope of Work, Attachments A and C of this Agreement.

7. PERIOD OF AGREEMENT

This Agreement shall begin **July 1, 2018** and shall end on **June 30, 2019**, unless terminated earlier in accordance with the provisions of Paragraph (16) of this Agreement. In accordance with section 215.971(1)(d), Florida Statutes, the Recipient may expend funds authorized by this Agreement "only for allowable costs resulting from obligations incurred during" the period of agreement.

8. FUNDING

- A. This is a cost-reimbursement Agreement, subject to the availability of funds. In accordance with Rule 27P-19.010(4), Florida Administrative Code, the Division shall reimburse the Recipient on a quarterly basis.
- B. The State of Florida's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature, and subject to any modification in accordance with either Chapter 216, Florida Statutes, or the Florida Constitution.
- C. Rule 27P-19.010(11), Florida Administrative Code, states: "Allowable costs shall be determined in accordance with applicable Federal Office of Management and Budget Circulars..."

 Therefore, 2 CFR Part 200, Subpart A (Definitions) and Subpart E (Cost Principles) shall apply to this Agreement.

- D. As required by Rule 27P-19.010(8), Florida Administrative Code, "The Recipient shall establish a separate account in an interest bearing account for tracking all deposits, expenditures and interest pertaining to [this] award."
- E. The Division will reimburse the Recipient only for allowable costs incurred by the Recipient in the successful completion of each deliverable. The maximum reimbursement amount for each deliverable is outlined in Attachments A and C of this Agreement ("Program Budget and Scope of Work"). The maximum reimbursement amount for the entirety of this Agreement is \$105,806.
- F. The Division will review any request for reimbursement by comparing the documentation provided by the Recipient against a performance measure, outlined in Attachment C, that clearly delineates:
 - (1) The required minimum acceptable level of service to be performed; and,
 - (2) The criteria for evaluating the successful completion of each deliverable.
- G. The Division's grant manager, as required by section 215.971(2)(c), Florida Statutes, shall reconcile and verify all funds received against all funds expended during the grant agreement period and produce a final reconciliation report. The final report must identify any funds paid in excess of the expenditures incurred by the Recipient.
 - H. For the purposes of this Agreement, the term "improper payment" means or includes:
- (1) Any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements; and,
- (2) Any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient or lack of documentation prevents a reviewer from discerning whether a payment was proper.
- I. As required by the Reference Guide for State Expenditures, reimbursement for travel must be in accordance with section 112.061, Florida Statutes, which includes submission of the claim on the approved state travel voucher.

9. RECORDS

A. As a condition of receiving state financial assistance, and as required by sections 20.055(6)(c) and 215.97(5)(b), Florida Statutes, the Chief Inspector General of the State of Florida, the Division, the Department of Financial Services, the Florida Auditor General, or any of their authorized representatives, shall enjoy the right of access to any documents, financial statements, papers, or other records of the Recipient which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The right of access also includes timely and reasonable access to the Recipient's personnel for the purpose of interview and discussion related to such documents. For the

purposes of this section, the term "Recipient" includes employees or agents, including all subcontractors or consultants to be paid from funds provided under this Agreement.

- B. The Recipient shall maintain all records related to this Agreement for the period of time specified in the appropriate retention schedule published by the Florida Department of State. Information regarding retention schedules can be obtained at: http://dos.myflorida.com/library-archives/records-management/general-records-schedules/.
- C. Florida's Government in the Sunshine Law (Section 286.011, Florida Statutes) provides the citizens of Florida with a right of access to governmental proceedings and mandates three, basic requirements: (1) meetings of public boards or commissions must be open to the public; (2) reasonable notice of such meetings must be given; and, (3) minutes of the meetings must be taken and promptly recorded. The mere receipt of public funds by a private entity, standing alone, is insufficient to bring that entity within the ambit of the open government requirements. However, the Government in the Sunshine Law applies to private entities that provide services to governmental agencies and that act on behalf of those agencies in the agencies' performance of their public duties. If a public agency delegates the performance of its public purpose to a private entity, then, to the extent that private entity is performing that public purpose, the Government in the Sunshine Law applies. For example, if a volunteer fire department provides firefighting services to a governmental entity and uses facilities and equipment purchased with public funds, then the Government in the Sunshine Law applies to board of directors for that volunteer fire department. Thus, to the extent that the Government in the Sunshine Law applies to the Recipient based upon the funds provided under this Agreement, the meetings of the Recipient's governing board or the meetings of any subcommittee making recommendations to the governing board may be subject to open government requirements. These meetings shall be publicly noticed, open to the public, and the minutes of all the meetings shall be public records, available to the public in accordance with Chapter 119, Florida Statutes.
- D. Florida's Public Records Law provides a right of access to the records of the state and local governments as well as to private entities acting on their behalf. Unless specifically exempted from disclosure by the Legislature, all materials made or received by a governmental agency (or a private entity acting on behalf of such an agency) in conjunction with official business which are used to perpetuate, communicate, or formalize knowledge qualify as public records subject to public inspection. The mere receipt of public funds by a private entity, standing alone, is insufficient to bring that entity within the ambit of the public record requirements. However, when a public entity delegates a public function to a private entity, the records generated by the private entity's performance of that duty become public records. Thus, the nature and scope of the services provided by a private entity determine whether that entity is acting on behalf of a public agency and is therefore subject to the requirements of Florida's Public Records Law.

E. The Recipient shall maintain all records for the Recipient and for all subcontractors or consultants to be paid from funds provided under this Agreement, including documentation of all program costs, in a form sufficient to determine compliance with the requirements and objectives of the Program Budget and Scope of Work - Attachments A and C - and all other applicable laws and regulations.

10. AUDITS

- A. As required by Rule 27P-19.010(5), Florida Administrative Code, "All recipients of trust funds shall cause a financial audit to be performed in accordance with [the Florida Single Audit Act, section 215.97, Florida Statutes]. A report of the audit will be forwarded to the Division within 60 days of its completion."
- B. In accounting for the receipt and expenditure of funds under this Agreement, the Recipient shall follow Generally Accepted Accounting Principles ("GAAP"). As defined by Rule 10.554(1)(g) of the Rules of the Auditor General, GAAP are "those accounting principles generally accepted in the United States of America, as defined by the GASB Codification of Governmental Accounting and Financial Reporting Standards, Section 1000 The Hierarchy of Generally Accepted Accounting Principles." As defined by 2 C.F.R. §200.49, GAAP "has the meaning specified in accounting standards issued by the Government Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB)."
- C. When conducting an audit of the Recipient's performance under this Agreement, the Division shall use Generally Accepted Government Auditing Standards ("GAGAS"). As defined by Rule 10.554(1)(h) of the Rules of the Auditor General, GAGAS are "those audit standards set forth in the publication *Government Auditing Standards* issued by the Comptroller General of the United States." As defined by 2 C.F.R. §200.50, GAGAS, "also known as the Yellow Book, means generally accepted government auditing standards issued by the Comptroller General of the United States, which are applicable to financial audits."
- D. As defined by section 215.97(2)(a), Florida Statutes, the term "audit threshold" means "the threshold amount used to determine when a state single audit or project-specific audit of a nonstate entity shall be conducted in accordance with" the Florida Single Audit Act. The current audit threshold is \$750,000.
- E. As required by sections 215.97(2)(a) and 215.97(8)(a), Florida Statutes, "[e]ach nonstate entity that expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such nonstate entity shall be required to have a state single audit, or a project-specific audit, for such fiscal year in accordance with" the requirements of the Florida Single Audit Act and in accordance with "additional requirements established in rules of the Department of Financial Services and rules of the Auditor General." In determining the State financial assistance expended in its fiscal year, the Recipient shall include all sources of State financial assistance, including State funds received from the Division, other state agencies, and other nonstate entities. State financial assistance does not

include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

- F. In accordance with section 215.97(8)(f), Florida Statutes, the Recipient shall have all audits completed by an independent auditor, which is defined in section 215.97(2)(i), Florida Statutes, as "an independent certified public accountant licensed under chapter 473." The independent auditor shall state that the audit complied with the applicable provisions noted above. The audit must be received by the Division no later than nine months from the end of the Recipient's fiscal year.
- G. If an audit shows that all or any portion of the funds disbursed were not spent in accordance with the conditions of this Agreement, then the Recipient shall be held liable for reimbursement to the Division of all funds not spent in accordance with these applicable regulations and Agreement provisions within thirty days after the Division has notified the Recipient of such non-compliance.
- H. If the Recipient expends less than \$750,000 in State financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the Recipient expends less than \$750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than State entities).
- I. As required by section 215.97(5)(d), Florida Statutes, the Recipient shall provide the Division with "one copy of each financial reporting package prepared in accordance with" the requirements of the Florida Single Audit Act.
- J. As defined by section 215.97(2)(e), Florida Statutes, the term "financial reporting package" means the Recipient's "financial statements, Schedule of Expenditures of State Financial Assistance, auditor's reports, management letter, auditee's written responses or corrective action plan, correspondence on followup of prior years' corrective actions taken, and such other information determined by the Auditor General to be necessary and consistent with the purposes" of the Florida Single Audit Act.
- K. In addition to the information listed in paragraph 10I above, the financial reporting package shall include a schedule of financial assistance specifically identifying all Agreement and other revenue by sponsoring agency and Agreement number.
- L. Copies of financial reporting packages required by the Florida Single Audit Act shall be submitted by or on behalf of the Recipient <u>directly</u> to each of the following:
 - (1) The Division of Emergency Management at the following addresses: Division of Emergency Management Office of Inspector General 2555 Shumard Oak Boulevard

Tallahassee, Florida 32399-2100

OR

DEMSingle Audit@em.myflorida.com

(2) The Auditor General's Office at the following address: Auditor General's Office Room 401, Claude Pepper Building 111 West Madison Street Tallahassee, Florida 32399-1450

M. Additional information on the Florida Single Audit Act may be found at the following website: https://apps.fldfs.com/fsaa/singleauditact.aspx.

11. REPORTS

- A. As stated in Rule 27P-19.010(4), Florida Administrative Code, "Each Recipient may receive trust funds from the Division on a quarterly basis, based on the submittal of reports. Said reports shall be provided using the forms included in the grant agreement, as supplemented by any particular information requested in writing by the Division prior to the due date of the report."
- B. The Recipient shall provide the Division with quarterly reports and a close-out report. These reports shall include the current status and progress by the Recipient and all subrecipients and subcontractors in completing the work described in the Scope of Work and the expenditure of funds under this Agreement, in addition to any other information requested by the Division.
- C. Quarterly reports are due to the Division no later than 30 days after the end of each quarter of the program year and shall be sent each quarter until submission of the administrative close-out report. The ending dates for each quarter of the program year are September 30, December 31, March 31 and June 30.
- D. The close-out report is due 60 days after termination of this Agreement or 60 days after completion of the activities contained in this Agreement, whichever occurs first.
- E. If all required reports and copies are not sent to the Division or are not completed in a manner acceptable to the Division, the Division may withhold further payments until they are completed or may take other action as stated in paragraph 15 REMEDIES. "Acceptable to the Division" means that the work product was completed in accordance with the Budget and Scope of Work.
- F. The Recipient shall provide additional program updates or information that may be required by the Division.
- G. The Recipient shall provide additional reports and information identified in Attachment D.

12. MONITORING

A. Rule 27P-19.010(9), Florida Administrative Code, expressly states: "The Division shall be permitted to inspect and monitor the records and facilities of funded projects and award recipients. Such inspections may occur without notice at any reasonable time, which shall be presumed to be normal business hours on Monday through Friday."

- B. The Recipient shall monitor its performance under this Agreement, as well as that of its subcontractors and/or consultants who are paid from funds provided under this Agreement, to ensure that time schedules are being met, the Schedule of Deliverables and Scope of Work are being accomplished within the specified time periods, and other performance goals are being achieved. A review shall be done for each function or activity in Attachment C to this Agreement, and reported in the quarterly report.
- C. In addition to reviews of audits conducted in accordance with paragraph 10 above, monitoring procedures may include, but not be limited to, on-site visits by Division staff, limited scope audits, and/or other procedures. The Recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Division. In the event that the Division determines that a limited scope audit of the Recipient is appropriate, the Recipient agrees to comply with any additional instructions provided by the Division to the Recipient regarding such audit. The Recipient further agrees to comply and cooperate with any inspections, reviews, investigations or audits deemed necessary by the Florida Chief Financial Officer or Auditor General. In addition, the Division will monitor the performance and financial management by the Recipient throughout the contract term to ensure timely completion of all tasks.

13. LIABILITY

- A. Unless Recipient is a State agency or subdivision, as defined in Section 768.28, Florida Statutes, the Recipient is solely responsible to parties it deals with in carrying out the terms of this Agreement, and shall hold the Division harmless against all claims of whatever nature by third parties arising from the work performance under this Agreement. For purposes of this Agreement, Recipient agrees that it is not an employee or agent of the Division, but is an independent contractor.
- B. Any Recipient which is a state agency or subdivision, as defined in Section 768.28, Florida Statutes, agrees to be fully responsible for its negligent or tortious acts or omissions which result in claims or suits against the Division, and agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in Section 768.28, Florida Statutes. Nothing herein is intended to serve as a waiver of sovereign immunity by any Recipient to which sovereign immunity applies. Nothing herein shall be construed as consent by a state agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract.

14. DEFAULT

- A. If any of the following events occur ("Events of Default"), all obligations on the part of the Division to make further payment of funds shall, if the Division elects, terminate and the Division has the option to exercise any of its remedies set forth in paragraph 15.
- B. If any of the following occur, then the Division may make payments or partial payments without waiving the right to exercise such remedies, and without becoming liable to make any further payment:
- (1) Any warranty or representation made by the Recipient in this Agreement or any previous agreement with the Division is or becomes false or misleading in any respect, or if the Recipient fails to keep or perform any of the obligations, terms or covenants in this Agreement or any previous agreement with the Division and has not cured them in timely fashion, or is unable or unwilling to meet its obligations under this Agreement;
- (2) Material adverse changes occur in the financial condition of the Recipient at any time during the term of this Agreement, and the Recipient fails to cure this adverse change within thirty days from the date written notice is sent by the Division.
- (3) Any reports required by this Agreement have not been submitted to the Division or have been submitted with incorrect, incomplete or insufficient information;
- (4) The Recipient has failed to perform and complete on time any of its obligations under this Agreement.

15. REMEDIES

- A. If an Event of Default occurs, then the Division shall, after thirty calendar days written notice to the Recipient and upon the Recipient's failure to cure within those thirty days, exercise any one or more of the following remedies, either concurrently or consecutively:
- (1) Terminate this Agreement, provided that the Recipient is given at least thirty days prior written notice of the termination. The notice shall be effective when placed in the United States, first class mail, postage prepaid, by registered or certified mail-return receipt requested, to the address in paragraph 2 above;
- (2) Begin an appropriate legal or equitable action to enforce performance of this Agreement;
 - (3) Withhold or suspend payment of all or any part of a request for payment;
- (4) Require that the Recipient refund to the Division any monies used for ineligible purposes under the laws, rules and regulations governing the use of these funds.
 - (5) Exercise any corrective or remedial actions, to include but not be limited to:
- (a) Request additional information from the Recipient to determine the reasons for or the extent of non-compliance or lack of performance;

- (b) Issue a written warning to advise that more serious measures may be taken if the situation is not corrected;
- (c) Advise the Recipient to suspend, discontinue or refrain from incurring costs for any activities in question;
- (d) Require the Recipient to reimburse the Division for the amount of costs incurred for any items determined to be ineligible; or,
- (e) Exercise any other rights or remedies which may be available under law.
- B. Pursuing any of the above remedies will not stop the Division from pursuing any other remedies in this Agreement or provided at law or in equity.
- C. If the Division waives any right or remedy in this Agreement or fails to insist on strict performance by the Recipient, it will not affect, extend or waive any other right or remedy of the Division, or affect the later exercise of the same right or remedy by the Division for any other default by the Recipient.

16. TERMINATION.

- A. The Division may terminate this Agreement for cause after thirty days written notice. Cause can include misuse of funds, fraud, lack of compliance with applicable rules, laws and regulations, failure to perform on time, and refusal by the Recipient to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Florida Statutes, as amended.
- B. The Division may terminate this Agreement for convenience or when it determines, in its sole discretion, that continuing the Agreement would not produce beneficial results in line with the further expenditure of funds, by providing the Recipient with thirty calendar days prior written notice.
- C. The parties may agree to terminate this Agreement for their mutual convenience through a written amendment of this Agreement. The amendment will state the effective date of the termination and the procedures for proper closeout of the Agreement.
- D. In the event that this Agreement is terminated, the Recipient will not incur new obligations for the terminated portion of the Agreement after the Recipient has received the notification of termination. The Recipient will cancel as many outstanding obligations as possible. Costs incurred after receipt of the termination notice will be disallowed. The Recipient shall not be relieved of liability to the Division because of any breach of Agreement by the Recipient. The Division may, to the extent authorized by law, withhold payments to the Recipient for the purpose of set-off until the exact amount of damages due the Division from the Recipient is determined.

17. PROCUREMENT

A. As required by Rule 27P-19.010(7), Florida Administrative Code, the Recipient "shall comply with all applicable procurement rules and regulations in securing goods and services..."

- B. The Recipient shall maintain records sufficient to detail the history of any procurement. These records will include, but are not necessarily limited to the following:
 - (1) Rationale for the method of procurement;
 - (2) Selection of contract type;
 - (3) Contractor selection or rejection; and,
 - (4) The basis for the contract price.
- C. The Recipient shall maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. In order to demonstrate compliance with this requirement, the Recipient shall document, in its quarterly report to the Division, the progress of any and all subcontractors performing work under this Agreement.
- D. Except for procurements below the competitive threshold (state or local threshold, whichever is lower), if the Recipient chooses to subcontract any of the work required under this Agreement, then the Recipient shall forward to the Division a copy of any solicitation (whether competitive or non-competitive) at least fifteen (15) days prior to the publication or communication of the solicitation. The Division shall review the solicitation and provide comments, if any, to the Recipient within three (3) business days. While the Recipient does not need the approval of the Division in order to publish a competitive solicitation, this review may allow the Division to identify deficiencies in the vendor requirements or in the commodity or service specifications. The Division's review and comments shall not constitute an approval of the solicitation. Regardless of the Division's review, the Recipient remains bound by all applicable laws, regulations, and agreement terms. If during its review the Division identifies any deficiencies, then the Division shall communicate those deficiencies to the Recipient as quickly as possible within the three (3) business day window outlined above. If the Recipient publishes a competitive solicitation after receiving comments from the Division that the solicitation is deficient, then the Division may:
- (1) Terminate this Agreement in accordance with the provisions outlined in paragraph 16 above; and,
- (2) Refuse to reimburse the Recipient for any costs associated with that solicitation.
- E. Except for procurements below the competitive threshold (state or local threshold, whichever is lower), if the Recipient chooses to subcontract any of the work required under this Agreement, then the Recipient shall forward to the Division a copy of any contemplated contract prior to contract execution. The Division shall review the unexecuted contract and provide comments, if any, to the Recipient within three (3) business days. The Division will review the unexecuted contract for compliance with all applicable procurement standards. The Division will not substitute its judgment for that of the Recipient. While the Recipient does not need the approval of the Division in order to execute a subcontract, this review may allow the Division to identify deficiencies in the terms and conditions of the

subcontract as well as deficiencies in the procurement process that led to the subcontract. The Division's review and comments shall not constitute an approval of the subcontract. Regardless of the Division's review, the Recipient remains bound by all applicable laws, regulations, and agreement terms. If during its review the Division identifies any deficiencies, then the Division shall communicate those deficiencies to the Recipient as quickly as possible within the three (3) business day window outlined above. If the Recipient executes a subcontract after receiving a communication from the Division that the subcontract is non-compliant, then the Division may:

- (1) Terminate this Agreement in accordance with the provisions outlined in paragraph 16 above; and,
- (2) Refuse to reimburse the Recipient for any costs associated with that subcontract.
 - F. The Recipient agrees to include in any subcontract the following:
 - (1) The subcontractor is bound by the terms of this Agreement;
- (2) The subcontractor is bound by all applicable state and federal laws and regulations; and,
- (3) The subcontractor shall hold the Division and Recipient harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this Agreement, to the extent allowed and required by law.
- G. The Recipient shall maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.
- H. The Recipient shall conduct any procurement under this agreement in a manner providing full and open competition. Accordingly, the Recipient shall not:

business:

companies;

contracts;

equivalent;

- (1) Place unreasonable requirements on firms in order for them to qualify to do
 - (2) Require unnecessary experience or excessive bonding;
 - (3) Use noncompetitive pricing practices between firms or between affiliated
 - (4) Execute noncompetitive contracts to consultants that are on retainer
 - (5) Authorize, condone, or ignore organizational conflicts of interest;
 - (6) Specify only a brand name product without allowing vendors to offer an
- (7) Specify a brand name product instead of describing the performance, specifications, or other relevant requirements that pertain to the commodity or service solicited by the procurement;

- (8) Engage in any arbitrary action during the procurement process; or,
- (9) Allow a vendor to bid on a contract if that bidder was involved with developing or drafting the specifications, requirements, statement of work, invitation to bid, or request for proposals.
- The Recipient shall not use a geographic preference when procuring commodities or services under this Agreement.
- J. The Recipient shall conduct any procurement involving invitations to bid (i.e. sealed bids) in accordance with section 287.057(1)(a), Florida Statutes.
- K. The Recipient shall conduct any procurement involving requests for proposals (i.e. competitive proposals) in accordance with section 287.057(1)(b), Florida Statutes.
- L. For each subcontract, the Recipient shall provide a written statement to the Division as to whether that subcontractor is a minority business enterprise, as defined in Section 288.703, Florida Statutes.

18. ATTACHMENTS

- A. All attachments to this Agreement are incorporated as if set out fully.
- B. In the event of any inconsistencies or conflict between the language of this Agreement and the attachments, the language of the attachments shall control, but only to the extent of the conflict or inconsistency.
 - C. This Agreement has the following attachments:
 - (1) Attachment A Proposed Program Budget and Budget Detail Worksheet
 - (2) Attachment B Allowable Costs and Eligible Activities
 - (3) Attachment C Scope of Work
 - (4) Attachment D Quarterly Reports
 - (5) Attachment E Information Management
 - (6) Attachment F Hurricane Shelter Retrofit
 - (7) Attachment G Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
 - (8) Attachment H Justification for Advance Payment

19. PAYMENTS

A. Any advance payment under this Agreement is subject to Section 216.181(16), Florida Statues. All advances are required to be held in an interest-bearing account. If an advance payment is requested, the budget data on which the request is based and a justification statement shall be included in this Agreement as Attachment H. Attachment H will specify the amount of advance payment needed and provide an explanation of the necessity for and proposed use of these funds. No advance shall be accepted for processing if a reimbursement has been paid prior to the submittal of a

request for advanced payment. After the initial advance, if any, payment shall be made on a reimbursement basis as needed.

- B. Invoices shall be submitted at least quarterly and shall include the supporting documentation for all costs of the project or services. The final invoice shall be submitted within sixty (60) days after the expiration date of the agreement. An explanation of any circumstances prohibiting the submittal of quarterly invoices shall be submitted to the Division grant manager as part of the Recipient's quarterly reporting as referenced in paragraph 11 of this Agreement.
- C. If the necessary funds are not available to fund this Agreement as a result of action by the United States Congress, the federal Office of Management and Budgeting, the State Chief Financial Officer or under paragraph 8 of this Agreement, all obligations on the part of the Division to make any further payment of funds shall terminate, and the Recipient shall submit its closeout report within thirty days of receiving notice from the Division.

All payments relating to the Agreement shall be mailed to the following address:

Columbia County Eme	rgency Management
P.O. Box 1787	
Lake City, FL 32056-178	37

20. REPAYMENTS

A. All refunds or repayments due to the Division under this Agreement are to be made payable to the order of "Division of Emergency Management", and mailed directly to the following address:

Division of Emergency Management
Cashier
2555 Shumard Oak Boulevard
Tallahassee FL 32399-2100

B. In accordance with Section 215.34(2), Florida Statutes, if a check or other draft is returned to the Division for collection, Recipient shall pay the Division a service fee of \$15.00 or 5% of the face amount of the returned check or draft, whichever is greater.

21. MANDATED CONDITIONS

A. The validity of this Agreement is subject to the truth and accuracy of all the information, representations, and materials submitted or provided by the Recipient in this Agreement, in any later submission or response to a Division request, or in any submission or response to fulfill the requirements of this Agreement. All of said information, representations, and materials is incorporated by reference. The inaccuracy of the submissions or any material changes shall, at the option of the Division

and with thirty days written notice to the Recipient, cause the termination of this Agreement and the release of the Division from all its obligations to the Recipient.

- B. This Agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement shall be in the Circuit Court of Leon County. If any provision of this Agreement is in conflict with any applicable statute or rule, or is unenforceable, then the provision shall be null and void to the extent of the conflict, and shall be severable, but shall not invalidate any other provision of this Agreement.
- C. Any power of approval or disapproval granted to the Division under the terms of this Agreement shall survive the term of this Agreement.
- D. The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), which prohibits discrimination by public and private entities on the basis of disability in employment, public accommodations, transportation, State and local government services, and telecommunications.
- E. Those who have been placed on the <u>convicted</u> vendor list following a conviction for a public entity crime or on the <u>discriminatory</u> vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of \$25,000.00 for a period of 36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.
- F. Any Recipient which is not a local government or state agency, and which receives funds under this Agreement from the federal government, certifies, to the best of its knowledge and belief, that it and its principals:
- (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a federal department or agency;
- (2) Have not, within a five-year period preceding this proposal been convicted of or had a civil judgment rendered against them for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (3) Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any offenses enumerated in paragraph 21F(2) of this certification; and
- (4) Have not within a five-year period preceding this Agreement had one or more public transactions (federal, state or local) terminated for cause or default.

- G. If the Recipient is unable to certify to any of the statements in this certification, then the Recipient shall attach an explanation to this Agreement.
- H. In addition, the Recipient shall send to the Division (by email or by facsimile transmission) the completed "Certification Regarding Debarment, Suspension, Ineligibility And Voluntary Exclusion" (Attachment G) for each intended subcontractor which Recipient plans to fund under this Agreement. The form must be received by the Division before the Recipient enters into a contract with any subcontractor.
- I. All bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper preaudit and postaudit thereof.
- J. The Division reserves the right to unilaterally cancel this Agreement if the Recipient refuses to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, which the Recipient created or received under this Agreement.
- K. If the Recipient is allowed to temporarily invest any advances of funds under this Agreement, any interest income shall either be returned to the Division or be applied against the Division's obligation to pay the contract amount.
- L. The State of Florida will not intentionally award publicly-funded contracts to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324a(e) [Section 274A(e) of the Immigration and Nationality Act ("INA")]. The Division shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the INA. Such violation by the Recipient of the employment provisions contained in Section 274A(e) of the INA shall be grounds for unilateral cancellation of this Agreement by the Division.
- M. All expenditures of state financial assistance shall be in compliance with the laws, rules and regulations applicable to expenditures of State funds, including but not limited to, the Reference Guide for State Expenditures.

22. LOBBYING PROHIBITION

- A. Section 216.347, Florida Statutes, prohibits "any disbursement of grants and aids appropriations pursuant to a contract or grant to any person or organization unless the terms of the grant or contract prohibit the expenditure of funds for the purpose of lobbying the Legislature, the judicial branch, or a state agency."
- B. No funds or other resources received from the Division under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

23. COPYRIGHT, PATENT AND TRADEMARK

A. EXCEPT AS PROVIDED BELOW, ANY AND ALL PATENT RIGHTS ACCRUING UNDER OR IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT ARE HEREBY RESERVED TO THE STATE OF FLORIDA. ANY AND ALL COPYRIGHTS ACCRUING UNDER OR IN

CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT ARE HEREBY TRANSFERRED BY THE RECIPIENT TO THE STATE OF FLORIDA.

- B. If the Recipient has a pre-existing patent or copyright, the Recipient shall retain all rights and entitlements to that pre-existing patent or copyright unless the Agreement provides otherwise.
- C. If any discovery or invention is developed in the course of or as a result of work or services performed under this Agreement, or in any way connected with it, the Recipient shall refer the discovery or invention to the Division for a determination whether the State of Florida will seek patent protection in its name. Any patent rights accruing under or in connection with the performance of this Agreement are reserved to the State of Florida. If any books, manuals, films, or other copyrightable material are produced, the Recipient shall notify the Division. Any copyrights accruing under or in connection with the performance under this Agreement are transferred by the Recipient to the State of Florida.
- D. Within thirty days of execution of this Agreement, the Recipient shall disclose all intellectual properties relating to the performance of this Agreement which he or she knows or should know could give rise to a patent or copyright. The Recipient shall retain all rights and entitlements to any pre-existing intellectual property which is disclosed. Failure to disclose will indicate that no such property exists. The Division shall then, under Paragraph 23.B, have the right to all patents and copyrights which accrue during performance of the Agreement.
- E. If the Recipient qualifies as a state university under Florida law, then, pursuant to section 1004.23, Florida Statutes, any invention conceived exclusively by the employees of the Recipient shall become the sole property of the Recipient. In the case of joint inventions, that is inventions made jointly by one or more employees of both parties hereto, each party shall have an equal, undivided interest in and to such joint inventions. The Division shall retain a perpetual, irrevocable, fully-paid, nonexclusive license, for its use and the use of its contractors of any resulting patented, copyrighted or trademarked work products, developed solely by the Recipient, under this Agreement, for Florida government purposes.

24. LEGAL AUTHORIZATION

The Recipient certifies that it has the legal authority to receive the funds under this Agreement and that its governing body has authorized the execution and acceptance of this Agreement. The Recipient also certifies that the undersigned person has the authority to legally execute and bind Recipient to the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

COLUMBIA COUNTY
Ву:
Name and title:
Date:
FID#59-6000564
DUNS# 065924409
nclude a copy of the delegation of authority for the signatory, if applicable.
STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT
By:
Name and Title: Michael Kennett, Deputy Director (by authority from the Director)
Date:

ATTACHMENT A PROPOSED PROGRAM BUDGET AND BUDGET DETAIL WORKSHEET

The Recipient shall use the Emergency Management Preparedness and Assistance ("EMPA") Trust Fund monies authorized by this Agreement in order to complete the tasks outlined in the Scope of Work (Attachment C).

The "Proposed Program Budget" and the "Budget Detail Worksheet" serve as a guide for both the Recipient and the Division during the performance of the tasks outlined in the Scope of Work (Attachment C).

Prior to execution of this Agreement, the Recipient shall complete the "Proposed Program Budget" and the "Budget Detail Worksheet" listed below. If the Recipient fails to complete either the "Proposed Program Budget" or the "Budget Detail Worksheet", then the Division shall not execute this Agreement.

After execution of this Agreement, the Recipient may change the allocation amounts in the "Proposed Program Budget" as well as the information listed in the "Budget Detail Worksheet." If the Recipient changes the "Proposed Program Budget" or the "Budget Detail Worksheet", then the Recipient's next quarterly report must include an updated "Proposed Program Budget" and/or "Budget Detail Worksheet."

Additionally, if the Recipient submits a request for reimbursement to the Division, then the "Proposed Program Budget" as well as the information listed in the "Budget Detail Worksheet" must match the information contained in the request for reimbursement.

Grant	Recipient Agency	Category	Amount Allocated
FY 2018-2019 Emergency Management Preparedness and Assistance Grant	COLUMBIA COUNTY	Planning Expenditures	
		Training Expenditures	
		Exercise Expenditures	
		Emergency Management Agency Administration Expenditures	\$105, 806
		Equipment Expenditures	×
To	tal Award		\$105,806

FY 2018-19 BUDGET DETAIL WORKSHEET (Not limited to activities by		CTIVITIES	
Allowable Planning Costs	Quantity	Unit Cost	Total Cost
Emergency Management/Operation Plan			
Communications Plans			
Continuity/Administration Plans			-
Whole Community Engagement/Planning			
Resource Management Planning			
Evacuation Planning			
Recovery Planning			
Credentialing and Validation			
Hiring of full or part-time staff or contractors/consultants to assist with planning activities (not for the purpose of hiring public safety personnel fulfilling traditional public safety duties)			
Materials required to conduct planning activities			
Travel/per diem related to planning activities			
TOTAL PI	TOTAL PLANNING EXPENDITURES		\$
Allowable EM Agency Administration Costs	Quantity	Unit Cost	Total Cost
Hiring of full or part-time staff or contractors/consultants (temporary employees, student or graduate assistant fellowships, part time academic employment, consultants and other services)	1	\$66,990	\$66,990
Utility (electric, water and sewage)	1	\$7,900	\$7,900
Telephone Bills (landlines, cellular and satellite)	1	\$7,500	\$7,500
Internet Services	1	\$1,000	\$1,000
Maintenance agreements			
Supplies	1	\$1,616	\$1,616
Software and Upgrades			
Computers, printers, copiers and fax machines			
Radios			
Satellite telephones			
Storage			
Postage			
Memberships	1	\$5,000	\$5,000

Publications	1	\$15,800	\$15,800
TOTAL EM AGENCY ADMINISTRATION EXPENDITURES			
Allowable Exercise Costs	Quantity	Unit Cost	Total Cost
Design, Develop, Conduct and Evaluate an Exercise			
Exercise Planning Workshop - Funds may be used to plan and conduct an Exercise Planning Workshop to include costs related to planning, meeting space and other meeting costs, materials and supplies, travel and exercise plan development. Full or Part-Time Staff or Contractors/Consultants - (Full or			
part-time staff may be hired to support exercise -related activities. Payment of salaries and fringe benefits must be in accordance with the policies of the state or local unit(s) of government and have the approval of the state or the awarding agency, whichever is applicable.)			
Overtime and backfill costs – Overtime and backfill costs, including expenses for part-time and volunteer emergency response personnel participating in approved exercises.			
Implementation of Homeland Security Exercise and Evaluation Program			
Travel - Travel costs (i.e., airfare, mileage, per diem, hotel, etc.) are allowable as expenses by employees who are on travel status for official business related to the planning and conduct of the exercise project(s). These costs must be in accordance with state law. States must also follow state regulations regarding travel. If a state or territory does not have a travel policy they must follow federal guidelines and rates.			
Supplies - Supplies are items that are expended or consumed during the course of the planning and conduct of the exercise project(s) (e.g., copying paper, gloves, tape, non-sterile masks, fuel, and disposable protective equipment).			
TOTAL E	XERCISE EXP	ENDITURES	\$
Allowable Training Costs	Quantity	Unit Cost	Total Cost
Develop, Deliver and Evaluate Training			
Overtime and backfill for emergency preparedness and response personnel attending sponsored and approved training classes			
Overtime and backfill expenses for part-time and volunteer emergency response personnel participating in approved training			
Training Workshops and Conferences			
Full or Part-Time Staff or Contractors/Consultants			

Publications	1	\$15,800	\$15,800
TOTAL EM AGENCY ADMINISTRATION EXPENDITURES			
Allowable Exercise Costs	Quantity	Unit Cost	Total Cost
Design, Develop, Conduct and Evaluate an Exercise			
Exercise Planning Workshop - Funds may be used to plan and conduct an Exercise Planning Workshop to include costs related to planning, meeting space and other meeting costs, materials and supplies, travel and exercise plan development. Full or Part-Time Staff or Contractors/Consultants - (Full or			
part-time staff may be hired to support exercise -related activities. Payment of salaries and fringe benefits must be in accordance with the policies of the state or local unit(s) of government and have the approval of the state or the awarding agency, whichever is applicable.)			
Overtime and backfill costs – Overtime and backfill costs, including expenses for part-time and volunteer emergency response personnel participating in approved exercises.			
Implementation of Homeland Security Exercise and Evaluation Program			
Travel - Travel costs (i.e., airfare, mileage, per diem, hotel, etc.) are allowable as expenses by employees who are on travel status for official business related to the planning and conduct of the exercise project(s). These costs must be in accordance with state law. States must also follow state regulations regarding travel. If a state or territory does not have a travel policy they must follow federal guidelines and rates.			
Supplies - Supplies are items that are expended or consumed during the course of the planning and conduct of the exercise project(s) (e.g., copying paper, gloves, tape, non-sterile masks, fuel, and disposable protective equipment).			
TOTAL E	XERCISE EXP	ENDITURES	\$
Allowable Training Costs	Quantity	Unit Cost	Total Cost
Develop, Deliver and Evaluate Training			
Overtime and backfill for emergency preparedness and response personnel attending sponsored and approved training classes			
Overtime and backfill expenses for part-time and volunteer emergency response personnel participating in approved training			
Training Workshops and Conferences			
Full or Part-Time Staff or Contractors/Consultants			

ATTACHMENT B ALLOWABLE COSTS AND ELIGIBLE ACTIVITIES

2 CFR Part 200:

Rule 27P-19.010(11), Florida Administrative Code, states: "Allowable costs shall be determined in accordance with applicable Federal Office of Management and Budget Circulars..." Therefore, unless a specific exception applies, 2 CFR Part 200 Subpart A (Definitions) and Subpart E (Cost Principles) shall apply to this Agreement.

Expenses:

In order to qualify for reimbursement under the terms of this Agreement, an expense incurred by the Recipient must be reasonable and necessary for the successful completion of a task required by this Agreement. If an expense fails to qualify as either reasonable or necessary to successfully compete a task, then the Division shall not provide any reimbursement for that expense.

NOTE: This Scope of Work recognizes that each Recipient:

- Might be at a different level of preparedness than another Recipient;
- Operates within a unique geography;
- Faces unique threats and hazards; and,
- Serves a unique population.

Therefore, what might qualify as reasonable and necessary for one Recipient to successfully complete a task under this Agreement might not qualify as reasonable and necessary for another Recipient to successfully complete a task. Conversely, what might not qualify for one may qualify for another.

In order to avoid a "one size fits all" approach, this Agreement provides some level of flexibility. If a unique cost (e.g. equipment not listed on the EMPG AEL) qualifies as reasonable and necessary for the successful completion of a task under this Agreement, and if the Recipient receives permission from the Division prior to incurring that unique cost, then the Division shall reimburse the Recipient for that cost.

Performance:

In order to qualify for reimbursement under the terms of this Agreement, the Recipient's performance must satisfy the minimum level of service required for the successful completion of a task required by this Agreement. If the performance fails to satisfy the minimum level of service, then the Division shall not provide any reimbursement for that performance.

Planning:

Planning spans all five National Preparedness Goal (the Goal) mission areas and provides a baseline for determining potential threats and hazards, required capabilities, required resources, and establishes a framework for roles and responsibilities. Planning provides a methodical way to engage the whole community in the development of a strategic, operational, and/or community-based approach to preparedness.

Some examples of authorized planning activities include:

- Emergency Management/Operation Plans;
- Communications Plans:
- Continuity/Administration Plans;
- Whole Community Engagement/Planning;
- Resource Management Planning;
- Evacuation planning;
- Recovery Planning; and,

Credentialing and Validation.

In order for planning expenditures to qualify for reimbursement under this Agreement, the Recipient must submit a final plan to the Division and the Division's Preparedness Bureau Chief must approve that plan. As part of any request for reimbursement for planning expenditures, the Recipient shall submit the following to the Division:

- Copies of contracts, Memorandum of Understandings or agreements with consultants or subcontractors providing services;
- Documentation that clearly indicates hours worked for full or part-time staff or contractors/consultants and proof employee was paid;
- Time and attendance forms for full or part-time staff or contractors/consultants who participated in the planning;
- Invoice from any consultant/contractor involved in the planning (Note grant agreement must be referenced on the invoice);
- Copies of all planning materials and work product (e.g. meeting documents, copies of plans);
- If a meeting was held by Recipient, an agenda and signup sheet with meeting date must be included:
- Proof of payment (e.g. canceled check, electronic funds transfer, credit card statement and payment to credit card company for that statement);
- Complete Debarment form for any contractors/consultants;
- Proof of purchase methodology (e.g. sole source, state contract, competitive bid results);
- Invoices and proof of payment for Travel costs (e.g., airfare, mileage, per diem, hotel) related to planning activities; and,
- If billing for overtime and/or backfill, provide documentation that list attendee names, department,
 # of hours spent at training, hourly rate and total amount paid to each attendee.

Administration:

EMPA Program funds may be used for all day-to-day activities in support of the four phases of emergency management (preparedness, response, recovery, and mitigation). Reimbursable personnel costs include salary, compensatory time off, and associated fringe benefits. For the purposes of this Agreement, overtime and backfill are not authorized Administration costs; however, overtime and backfill may qualify for reimbursement under other Scope of Work categories like Planning, Training, and Exercises.

Rules 27P-11.004 and 27P-11.0061, F.A.C., outline the minimum performance level (definition below). Each Emergency Management staff person must be available to work the number of hours and assume the responsibilities for the duties in their official position description as well as provide the coordination and support for all incidents within the jurisdiction on a 24 hour basis.

Personnel costs 27P-11.004, 27P-11.0061:

(1) Counties with populations of 75,000 or more must have a full time emergency management director. Counties with populations of less than 75,000 or party to an inter-jurisdictional emergency management agreement entered into pursuant to Section 252.38(3)(b), F.S., that is recognized by the Governor by executive order or rule, are encouraged to have a full time director. However, as a minimum, such a county must have an emergency management coordinator who works at least 20 hours a week in that capacity. "Full-time Emergency Management Director" means a single professional emergency management program Administrator working full-time as identified in the position description established by the governing body of the jurisdiction.

(2) The county must have an emergency management program that has been approved by the Division of Emergency Management. Program approval shall require: compliance with appropriate federal and state laws, rules and regulations; satisfactory completion of work elements of the previous year; and, a current proposal containing work elements commensurate with the needs of that county and a proposed budget.

Eligible "Administration" items include, but are not limited to:

- Salary and Benefits, but not overtime or backfill (include timesheets with employee & supervisor signatures or Time and Effort form – focus is on proof of hours actually worked)
- Utility (electric, water and sewage) and Telephone Bills (landlines, cellular, and satellite)
- Internet Service
- Maintenance Agreements for equipment or services (reimbursement can only be claimed for services within the Agreement period)
- Supplies
- Memberships (reimbursement is allowed in agreement period in which memberships are paid)
- Software and upgrades
- Publications
- Postage
- Other Personnel/Contractual Services
 - Reimbursement for services by a person(s) who is not a regular or full time employee filling established positions. This includes but is not limited to, temporary employees, student or graduate assistants, fellowships, part time academic employment, board members, consultants, and other services. Position descriptions are required.
 - Consultant Services require a pre-approved Contract or purchase order by the Division.
 Copies of additional quotes shall also be supplied when requesting pre-approval. These requests shall be sent to the grant manager for the Division for review.

If the recipient seeks reimbursement for administration activities, then the following shall be submitted:

- Documentation that clearly indicates hours worked for full or part-time staff or contractors/consultants, position descriptions, and proof employee was paid.
- Time and attendance form for full or part-time staff or contractors/consultants.
- Receipts and proof of payment (e.g. canceled check, electronic funds transfer confirmation, credit card statement and payment to credit card company for that statement) for any expenditures in support of administration costs.
- An agenda for any attending meeting/conference.
- Invoices and proof of payment for Travel costs (e.g., airfare, mileage, per diem, hotel) related to administration activities.

Exercises:

Allowable exercise-related costs include:

- Funds Used to Design, Develop, Conduct and Evaluate an Exercise. This includes costs related to planning, meeting space and other meeting costs, facilitation costs, materials and supplies, travel, and documentation. Recipients are encouraged to use free public space/locations/facilities, whenever available, prior to the rental of space/locations/facilities. Exercises shall provide the opportunity to demonstrate and validate skills learned, as well as to identify any gaps in these skills. Gaps identified during an exercise including those for children and individuals with disabilities or access and functional needs, shall be identified in the AAR/IP and addressed in the exercise cycle.
- Hiring of Full or Part-Time Staff or Contractors/Consultants. Full or part-time staff may be
 hired to support direct exercise activities. Payment of salaries and fringe benefits must be in
 accordance with the policies of the state or unit(s) of local government and have the approval of
 the state. The services of contractors/consultants may also be procured to support the design,
 development, conduct and evaluation of exercises.
- Overtime and Backfill. The entire amount of overtime costs, including payments related to backfilling personnel, which are the direct result of time spent on the design, development and conduct of exercises are allowable expenses. These costs are allowed only to the extent the payment for such services is in accordance with the policies of the state or unit(s) of local government and has the approval of the state. In no case is dual compensation allowable. That is, an employee of a unit of government may not receive compensation from their unit or agency of government AND from an award for a single period of time (e.g., 1:00 p.m. to 5:00 p.m.), even though such work may benefit both activities.
- Travel. Travel costs (e.g., airfare, mileage, per diem, hotel) are allowable as expenses by
 employees who are on travel status for official business related to the planning and conduct of the
 exercise activities.
- Supplies. Supplies are items that are expended or consumed during the course of the planning
 and conduct of the exercise activities (e.g., gloves, non-sterile masks, fuel, and disposable
 protective equipment).
- Implementation of HSEEP. This refers to costs related to developing and maintaining an exercise program consistent with HSEEP.
- Other Items. These costs are limited to items consumed in direct support of exercise activities
 such as the rental of space/locations for planning and conducting an exercise, rental of
 equipment, and the procurement of other essential nondurable goods. Costs associated with
 inclusive practices and the provision of reasonable accommodations and modifications that
 facilitate full access for children and adults with disabilities are allowable.

Unauthorized exercise-related costs include:

- Reimbursement for the maintenance and/or wear and tear costs of general use vehicles (e.g., construction vehicles) and emergency response apparatus (e.g., fire trucks, ambulances). The only vehicle costs that are reimbursable are fuel/gasoline or mileage.
- Equipment that is purchased for permanent installation and/or use, beyond the scope of exercise conduct (e.g., electronic messaging signs)
- Durable and non-durable goods purchased for installation and/or use beyond the scope of exercise conduct

If the recipient seeks reimbursement for exercise activities, then the following shall be submitted:

- Documentation clearly indicating the purpose/objectives of the exercise (e.g. Situation Manual, Exercise Plan);
- · After-action report, Sign-In sheets, Agenda, Rosters;

- Receipts and proof of payment (e.g. canceled check, electronic funds transfer confirmation, credit
 card statement and payment to credit card company for that statement) for supplies expenditures
 (e.g. copying paper, gloves, tap, etc.);
- Invoices and proof of payment for Travel costs (e.g., airfare, mileage, per diem, hotel) related to
 exercise activities; and,
- Proof of purchase methodology (e.g. sole source, state contract, competitive bid results).

No later than 90 days after completion of an exercise, the recipient shall upload to the Division's SharePoint portal at: https://portal.floridadisaster.org an After Action Report (AAR) that includes the following:

- · An Improvement Plan; and,
- A roster of participants.

Training:

The Recipient can successfully complete an authorized course either by attending or by conducting that course.

- In order to receive payment for successfully attending a training course, the Recipient must provide the Division with a certificate of course completion; additionally, the Recipient must provide the Division with all receipts that document the costs incurred by the Recipient in order to attend the course.
- In order to receive payment for successfully conducting a course, the Recipient must provide the
 Division with the course materials and a roster sign-in sheet; additionally, the Recipient must
 provide the Division with all receipts that document the costs incurred by the Recipient in order to
 conduct the course."
- For the conduct of training workshops, the Recipient must provide a copy of the course materials and sign-in sheets.

Allowable training-related costs include the following:

- Funds Used to Develop, Deliver, and Evaluate Training. This includes costs related to administering the training: planning, scheduling, facilities, materials and supplies, reproduction of materials, and equipment. Training shall provide the opportunity to demonstrate and validate skills learned, as well as to identify any gaps in these skills. Overtime and Backfill. The entire amount of overtime costs, including payments related to backfilling personnel, which are the direct result of attendance at approved training courses and programs are allowable. These costs are allowed only to the extent the payment for such services is in accordance with the policies of the state or unit(s) of local government and has the approval of the state. In no case is dual compensation allowable. That is, an employee of a unit of government may not receive compensation from their unit or agency of government AND from an award for a single period of time (e.g., 1:00 p.m. to 5:00 p.m.), even though such work may benefit both activities.
- Travel. Travel costs (e.g., airfare, mileage, per diem, and hotel) are allowable as expenses by
 employees who are on travel status for official business related to approved training.
- Supplies. Supplies are items that are expended or consumed during the course of the planning
 and conduct of the exercise activities (e.g., gloves, non-sterile masks, fuel, and disposable
 protective equipment).
- Hiring of Full or Part-Time Staff or Contractors/Consultants. Full or part-time staff or contractors/consultants may be hired to support direct training-related activities. Payment of

- salaries and fringe benefits must be in accordance with the policies of the state or unit(s) of local government and have the approval of the state.
- Certification/Recertification of Instructors. Costs associated with the certification and recertification of instructors are allowed. States are encouraged to follow the FEMA Instructor
 Quality Assurance Program to ensure a minimum level of competency and corresponding levels
 of evaluation of student learning. This is particularly important for those courses involving the
 training of trainers.

For training, the number of participants must be a minimum of 15 in order to justify the cost of holding a course. For questions regarding adequate number of participants, please contact the FDEM State Training Officer for course specific guidance. Unless the recipient receives advance written approval from the State Training Officer for the number of participants, then the Division shall reduce the amount authorized for reimbursement on a pro-rata basis for any training with less than 15 participants.

If the recipient seeks reimbursement for training activities, then the following shall be submitted:

- Sign-in sheets, rosters and an agenda;
- Documentation from recipient's financial system showing attendees were paid;
- Receipts and proof of payment (e.g. canceled check, electronic funds transfer confirmation, credit
 card statement and payment to credit card company for that statement) for any expenditures in
 support of the training (e.g. printing costs, costs related to administering the training, planning,
 scheduling, facilities, materials and supplies, reproduction of materials, and equipment);
- Invoices and proof of payment for Travel costs (e.g., airfare, mileage, per diem, hotel) related to training activities; and,
- Proof of purchase methodology (e.g. sole source, state contract, competitive bid results).

Equipment:

Provided the cost of the item qualifies as reasonable and necessary for the successful completion of a task required by this Agreement, an item on the FEMA AEL that is specifically coded for the Emergency Management Performance Grant ("EMPG") Program satisfies the minimum level of service for an equipment purchase under this Agreement. If an item qualifies as reasonable and necessary, and if the item is EMPG-coded on the FEMA AEL, then the Recipient does not need to obtain permission from the Division prior to purchasing the item in order to seek reimbursement.

If the Recipient seeks reimbursement for the purchase of an item that is not EMPG-coded on the FEMA AEL, then the Recipient must receive permission from the Division prior to purchasing the item. If the Recipient purchases such an item without receiving permission from the Division beforehand, then the Division shall not provide any reimbursement for that purchase.

Of note, AEL 21GN-00-OCEQ (Equipment and Supplies, Information/Emergency Operations/Fusion Centers) provides authorization for the purchase of equipment and supplies that are necessary to establish and maintain an Emergency Operations Center.

Allowable equipment includes equipment from the following AEL categories:

- Personal Protective Equipment (PPE) (Category 1)
- Information Technology (Category 4)
- Cybersecurity Enhancement Equipment (Category 5)
- Interoperable Communications Equipment (Category 6)
- Detection Equipment (Category 7)
- Power Equipment (Category 10)

- Chemical, Biological, Radiological, Nuclear, and Explosive (CBRNE) Reference Materials (Category 11)
- CBRNE Incident Response Vehicles (Category 12)
- Physical Security Enhancement Equipment (Category 14)
- CBRNE Logistical Support Equipment (Category 19)
- Other Authorized Equipment (Category 21)

If Recipients have questions concerning the eligibility of equipment, they shall contact their Grant Manager for clarification.

Recipients shall analyze the cost benefits of purchasing versus leasing equipment, especially high cost items and those subject to rapid technical advances.

For more information regarding property management standards for equipment, please reference 2 C.F.R. Part 200, including 2 C.F.R. §§ 200.310, 200.313, and 200.316.

If the recipient seeks reimbursement for equipment activities, then the following shall be submitted:

- All invoices;
- The AEL # for each purchase;
- Proof of payment (e.g. canceled check, electronic funds transfer, credit card statement and payment to credit card company for that statement); and,
- Proof of purchase methodology (e.g. sole source, state contract, competitive bid results).

Conferences:

The Division recognizes the important role that conferences can play in the professional development of emergency managers.

2 C.F.R. §200.432 defines the term conference as "a meeting, retreat, seminar, symposium, workshop or event whose primary purpose is the dissemination of technical information beyond the non-Federal entity and is necessary and reasonable for successful performance under the Federal award."

Rule 69I-42.002(3), Florida Administrative Code, defines the term conference as:

[T]he coming together of persons with a common interest or interests for the purpose of deliberation, interchange of views, or for the removal of differences or disputes and for discussion of their common problems and interests. The term also includes similar meetings such as seminars and workshops which are large formal group meetings that are programmed and supervised to accomplish intensive research, study, discussion and work in some specific field or on a governmental problem or problems. A conference does not mean the coming together of agency or interagency personnel.

This Agreement requires the Recipient to attend Current Issues in Emergency Management ("CIEM"), a meeting hosted by the Division.

In order for travel to a conference or convention to qualify for reimbursement, the cost must be reasonable and attendance at the conference must be necessary for the successful completion of a task required by this Agreement.

Provided the cost qualifies as reasonable and necessary for the successful completion of a task required by this Agreement, travel to a conference that complies with the requirements of Rule 69I-42.004, Florida Administrative Code, satisfies the minimum level of service for conference travel under this Agreement.

In pertinent part, Rule 69I-42.004(1), Florida Administrative Code, states "No public funds shall be expended for attendance at conferences or conventions unless:

- The main purpose of the conference or convention is in connection with the official business of the state and directly related to the performance of the statutory duties and responsibilities of the agency participating;
- The activity provides a direct educational or other benefit supporting the work and public purpose
 of the person attending;
- The duties and responsibilities of the traveler attending such meetings are compatible with the
 objectives of the particular conference or convention; and
- The request for payment of travel expenses is otherwise in compliance with these rules."

Provided the cost qualifies as reasonable and necessary for the successful completion of a task required by this Agreement, and provided any related travel complies with the requirements of Rule 69I-42.004, Florida Administrative Code, conferences may qualify for reimbursement under this Agreement:

Requests for reimbursement for payment of the registration fee or for a conference or convention must include:

- A statement explaining how the expense directly relates to the Recipient's successful performance of a task outlined in this Agreement;
- · A copy of those pages of the agenda that itemizes the registration fee;
- · A copy of local travel policy; and,
- A copy of the travel voucher or a statement that no travel costs were incurred, if applicable.

When a meal is included in a registration fee, the meal allowance must be deducted from the reimbursement claim, even if the traveler decides for personal reasons not to eat the meal. See section 112.061(6)(c), Florida Statutes ("No one, whether traveling out of or in state, shall be reimbursed for any meal or lodging included in a convention or conference registration fee paid by the state."). A continental breakfast is considered a meal and must be deducted if included in a registration fee for a convention or conference. However, in the case where a meal is provided by a hotel or airline, the traveler shall be allowed to claim the meal allowance provided by law.

Class A, Class B, and Class C Travel:

- Class A travel is continuous travel of 24 hours or more away from official headquarters. The travel day for Class A is based on a calendar day (midnight to midnight).
- Class B travel is continuous travel of less than 24 hours which involves overnight absence away from official headquarters. The travel day for Class B travel begins at the same time as the travel period.
- Class C travel is short or day trips in which the traveler is not away from his/her official headquarters overnight. Class C allowances are currently not authorized for reimbursement.

Meal Allowance and Per Diem:

Section 112.061(6)(b), Florida Statutes, establishes the meal allowance for each meal during a travel period as follows:

- \$6 for breakfast (when travel begins before 6 a.m. and extends beyond 8 a.m.);
- \$11 for lunch (when travel begins before 12 noon and extends beyond 2 p.m.); and,
- \$19 for dinner (When travel begins before 6 p.m. and extends beyond 8 p.m. or when travel occurs during nighttime hours due to special assignment.).

Section 112.061(a), Florida Statutes, establishes the per diem amounts. All travelers are allowed:

- · The authorized per diem for each day of travel; or,
- If actual expenses exceed the allowable per diem, the amount allowed for meals as provided in s. 112.061(6) (b), F.S., plus actual expenses for lodging at a single occupancy rate.

Per diem shall be calculated using four six-hour periods (quarters) beginning at midnight for Class A or when travel begins for Class B travel. Travelers may only switch from actual to per diem while on Class A travel on a midnight to midnight basis. A traveler on Class A or B travel who elects to be reimbursed on a per diem basis is allowed \$20.00 for each quarter from the time of departure until the time of return.

Reimbursement for Meal Allowances That Exceed the State Rates:

The Division shall not reimburse for any meal allowance that exceeds \$6 for breakfast, \$11 for lunch, or \$19 for dinner unless:

- For counties the requirements of section 112.061(14), Florida Statutes, are satisfied;
- The costs do not exceed charges normally allowed by the Recipient in its regular operations as
 the result of the Recipient's written travel policy (in other words, the reimbursement rates apply
 uniformly to all travel by the Recipient); and,
- The costs do not exceed the reimbursement rates established by the United States General Services Administration ("GSA") for that locale (see https://www.gsa.gov/portal/content/104877).

Hotel Accommodations:

A traveler may not claim per diem or lodging reimbursement for overnight travel within 50 miles (one-way) of his or her headquarters or residence unless the circumstances necessitating the overnight stay are fully explained by the traveler and approved by the Division.

Absent prior approval from the Division, the cost of any hotel accommodation shall not exceed \$150 per night.

Travel Reimbursement Forms:

Unless the Recipient has received prior approval from the Florida Department of Financial Services ("DFS"), the Recipient shall use the travel forms incorporated by reference in Rule 69I-42.003, Florida Administrative Code. Those forms include:

- The Authorization to Incur Travel Expense, Form DFS-AA-13;
- The Application for Advance on Travel Expenses, Form DFS-AA-25; and,
- The Voucher for Reimbursement of Travel Expenses, Form DFS-AA-15.

If the Recipient has not received permission from DFS to use an alternate form, and if the Recipient submits a request for reimbursement without including the applicable DFS forms listed above, then the Division shall not provide any reimbursement for that travel.

ATTACHMENT C SCOPE OF WORK

BACKGROUND:

Emergency Management, Preparedness, and Assistance ("EMPA")

In 1993, in the aftermath of Hurricane Andrew, the Florida Legislature passed C.S.S.B. No. 1858, entitled "Disaster and Emergency Preparedness – Trust Fund." In addition to modifying other statutory sections, the legislation created sections 252.371 through 252.373, Florida Statutes.

Section 252.371, Florida Statutes, establishes the Emergency Management, Preparedness, and Assistance ("EMPA") Trust Fund, which the Division administers. Section 252.372, Florida Statutes, imposes:

- An annual \$2 surcharge on "every homeowner's, mobile home owner's, tenant homeowner's, and condominium unit owner's policy"; and,
- An annual \$4 surcharge on "every commercial fire, commercial multiple peril, and business owner's property insurance policy."

In accordance with Section 252.372, Florida Statutes, all proceeds from the surcharges "shall be deposited in the [EMPA] Trust Fund..." Section 252.373, Florida Statutes, provides for the allocation of monies from the EMPA Trust Fund, authorizes the Division to promulgate rules, and establishes minimum requirements.

Emergency Management an Innate Responsibility

Section 252.38, Florida Statutes, states: "Safeguarding the life and property of its citizens is an innate responsibility of the governing body of each political subdivision of the state."

Definitions

Emergency

Section 252.34(4), Florida Statutes, defines the term "emergency" as "any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results or may result in substantial injury or harm to the population or substantial damage to or loss of property."

Emergency Management

Section 252.34(5), Florida Statutes, defines the term "emergency management" as "the preparation for, the mitigation of, the response to, and the recovery from emergencies and disasters."

County Emergency Management Agency

Rule 27P-19.002(3), Florida Administrative Code, defines the term "County Emergency Management Agency" as "one of the sixty-seven (67) emergency management agencies authorized, established and maintained by each county pursuant to Section 252.38, [Florida Statutes]."

Base Grant

Rule 27P-19.002(1), Florida Administrative Code, defines the term "base grant" as "those funds allocated in accordance with the formula in Rule 27P-19.005, F.A.C., as a minimum allocation to County Emergency Management Agencies."

Base Grant Funds

Consistent with Rule 27P-19.010(11), Florida Administrative Code, the Division shall determine allowable costs in accordance with 2 C.F.R. Part 200, entitled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards."

In accordance with Rule 27P-19.005(1), Florida Administrative Code, the Division awards base grant funds to each county "for the use and benefit of the County Emergency Management Agency."

In accordance with Rule 27P-19.005(2), Florida Administrative Code, the recipient may use base grant funds for any of the following categories:

- Planning, Training, and Exercises ("PT&E");
- EM Agency Administration; and,
- Equipment.

Supplanting Prohibited

Section 252.372, Florida Statutes, states that the monies from the EMPA Trust Fund "may not be used to supplant existing funding." Additionally, Rule 27P-19.003(3), Florida Administrative Code, states: "Funds received from the [EMPA] Trust Fund may not be used to supplant existing funding, nor shall funds from one program under the Trust Fund be used to match funds received from another program under the Trust Fund."

Annual Certification

Rule 27P-19.004(1), Florida Administrative Code, requires that, in order to receive EMPA funding, "each County Emergency Management Agency shall annually certify their commitment to employ and maintain either a Full-time Director or Part-time Coordinator consistent with subsections 27P-19.005(4) and (5), F.A.C."

TASKS & DELIVERABLES:

Task One: All-Hazards County Emergency Management Agency Administration

Throughout the period of this Agreement, the Recipient shall administer an all-hazard, county emergency management agency that includes preparedness, mitigation, response, and recovery components and capabilities.

Pursuant to Section 252.38(1)(c), F.S., the County Emergency Management Agency shall perform emergency management functions throughout the territorial limits of the county in which it is organized. Additionally, the County Emergency Management Agency shall conduct such activities outside its territorial limits as required by law and in accordance with state and county emergency management plans and mutual aid agreements.

The County Emergency Management Agency shall serve as liaison for and coordinator of municipalities' requests for state and federal assistance during post-disaster emergency operations. If the Recipient is a county with a population of 75,000 or more, then the Recipient shall employ a full-time county emergency management director. If the Recipient is a county with a population less than 75,000, or if the Recipient is a county that is a party to an inter-jurisdictional emergency management agreement entered into pursuant to Section 252.38(3)(b), F.S., then the Recipient shall employ either:

- An Emergency Management Coordinator who works at least 20 hours a week in that capacity; or,
- A full-time director.

Task One Deliverables:

In order to demonstrate successful completion of Task 1, the Recipient shall submit to the Division the following:

- For quarter 1, the following certification: "As required by Rule 27P-19.004(1), Florida
 Administrative Code, and as a condition precedent to receiving any funds under this Agreement,
 the Recipient certifies its commitment to continuously employ and maintain a full-time County
 Emergency Management Agency Director or a part-time County Emergency Management
 Agency Coordinator consistent with subsections 27P-19.005(4) and (5), Florida Administrative
 Code.";
- For quarter 1, provide Form 4 Staffing Detail and position descriptions;
- For quarters 1, 2, 3, and 4, the quarterly report outlined in Attachment D;
- For quarters 1, 2, 3, and 4, and for each category listed below, the Recipient must identify on Form 4 – Staffing Detail at least one employee of the Recipient who is responsible for that area (this can include any employee of the County, not just an employee of the County Emergency Management Agency):
 - Preparedness;
 - Response:
 - o Recovery;
 - Mitigation; and,
 - Finance (to include procurement).

- For quarters 1, 2, 3, and 4, timesheets or paystubs for a full-time County Emergency
 Management Director or a part-time Coordinator if a part-time coordinator is authorized under
 Rule 27P-19.004(3), F.A.C.; and,
- For quarter 1, all employees of the County Emergency Management Agency, and any employee identified in subparagraph 3 above, shall upload into the Division's SERT TRAC the course completion certificates for any FEMA course ("G", "IS", or other FEMA course) and any Division course ("FL" or other Division course) that pertains to the following areas:
 - o Preparedness;
 - o Response;
 - o Recovery;
 - o Mitigation; and,
 - o Finance (to include procurement).

For Task 1, the person who executes the certification must possess the legal authority to bind the Recipient.

Task Two - 24-7 Emergency Operations Response Capabilities

Throughout the period of this Agreement, the Recipient shall maintain the capability to respond to all hazards, 24 hours a day, 7 days a week.

Task Two Deliverables:

In order to demonstrate successful completion of Task 2, the Recipient shall submit to the Division the following:

- For quarters 1, 2, 3, and 4, proof that, at least 10 times each quarter, the Recipient has successfully participated in the Division's weekly communication tests (the Division's grant manager will verify this Deliverable by coordinating with the State Watch Office; consequently, the Recipient is not required to submit communication reports unless a justification is needed for failure to meet the 10 required communications);
- For quarters 1, 2, 3, and 4, proof that the Recipient satisfied the Information Management requirements contained in Attachment E;
- For quarter 4, proof that the Recipient satisfied the Hurricane Shelter Retrofit requirements contained in Attachment F.

Task Three - Local Budget Match

Throughout the period of this Agreement, and as required by Rule 27P-19.011(1), Florida Administrative Code, the Recipient shall match base grant funds "at the amount either equal to the average of the previous three years' level of county general revenue funding of the County Emergency Management Agency or the level of funding for the County Emergency Management Agency for the last fiscal year, whichever is lower."

NOTE: Rule 27P-19.011(1), Florida Administrative Code, states: "County general revenue funding for 911 services, emergency medical services, law enforcement, criminal justice, public works or other services outside the emergency management responsibilities assigned to the County Emergency Management Agency by Section 252.38, F.S., shall not be included in determining the level of county funding of the County Emergency Management Agency."

Task Three Deliverables:

In order to demonstrate successful completion of Task 3, the Recipient shall submit to the Division the following:

- For quarter 1, the following certification executed by the Recipient: "As required by Rule 27P-19.011, Florida Administrative Code, and as a condition precedent to receiving any funds under this Agreement, the Recipient certifies compliance with all of the requirements contained in Chapter 27P-19, Florida Administrative Code.":
- For quarters 1, 2, 3, and 4, a current and accurate Local Budget Match Requirement Form (Form 3); and.
- For quarters 1, 2, 3, and 4, a current and accurate County Emergency Management Local Budget (General Revenue).

For Task 3, the person who executes the certification must possess the legal authority to bind the Recipient.

In accordance with Rule 27P-19.011(2), Florida Administrative Code, and if "exceptional financial circumstances" exist, then the Recipient may request from the Division a match reduction:

If the Base Grant recipient demonstrates that exceptional financial circumstances prevent the Base Grant recipient from complying with the match requirements in subsection 27P-19.011(1), F.A.C., then the Base Grant recipient may request that the Division authorize a reduction in the amount of match required. The match required shall not be reduced by a percentage amount in excess of reductions in funding for county 911 services, emergency medical services, law enforcement, criminal justice, public works or other emergency management related services. To be eligible for any reduction, the Base Grant recipient shall demonstrate and certify that the reduction is due to reductions in county general revenue funding and that the amount of the requested reduction is equivalent to across the board reductions in all county budgets. County requests for reduction shall be signed by the county's chief elected officer and the certification of reduction in county budget funding shall be signed by the county's chief financial officer.

Requests shall certify the intent to return to pre-reduced funding as soon as practicable, and shall provide an estimate of the date at which the county will return to the current level of funding. Requests for reduction shall also be accompanied by financial data for the previous three years indicating: the level of county funding for the County Emergency Management Agency budget; budget detail regarding all individual items of the County Emergency Management Agency budget; and the proposed level of funding, for all budget items, if the reduction is authorized by the Division. All requests for match reduction shall be submitted no later than forty-five (45) days after the county budget has been approved by the governing body of the jurisdiction, or the opportunity to request shall be waived.

In lieu of submitting physical copies of the Local Budget Match Requirement Form and the County Emergency Management Local Budget via mail, the Recipient may upload those documents to the Division's SharePoint portal at: https://portal.floridadisaster.org. If the Recipient chooses to upload those documents to SharePoint, then the Recipient shall annotate that fact on its quarterly report.

As long as the information uploaded to SharePoint is current and accurate, the Recipient does not need to upload those documents more than once.

Task Four - Current Issue in Emergency Management (CIEM)

During the quarter that the meeting is held, the full-time County Emergency Management Director or the part-time Coordinator if a part-time coordinator is authorized under Rule 27P-19.004(3), F.A.C., shall attend the Current Issues in Emergency Management ("CIEM") meeting hosted by the Division.

Task Four Deliverables:

In order to demonstrate successful completion of Task 4, the recipient shall submit to the Division the following:

- · Certificate of attendance; and,
- If requesting grant reimbursement, a completed DFS state travel form.

REIMBURSEMENT CONDITIONS:

Subject to the funding limitations of this Agreement, the Division shall reimburse the Recipient on a quarterly basis for the documented costs incurred during the successful completion of the task(s) required by this Agreement. However, the following limitations shall apply:

- In any quarter, the Division shall not reimburse the Recipient for an amount that exceeds 40% of the overall amount authorized by this Agreement; and,
- The cumulative amount of reimbursement for quarters 1, 2, and 3 shall not exceed 85% of the overall amount authorized by this Agreement.

If extraordinary circumstances exist, then the Recipient can request permission from the Division to exceed the 40% cap for a particular quarter. However, under no circumstances shall the cumulative reimbursement amount for quarters 1, 2, and 3 exceed 85% of the overall amount authorized by this Agreement.

FINANCIAL CONSEQUENCES:

Failure to successfully complete each of the required tasks, as demonstrated by the failure to satisfy the applicable deliverables, shall result in the following penalty:

A 10% reduction of the overall amount authorized by this Agreement.

The Division shall apply the penalty each quarter during which the Recipient fails to successfully complete each of the required tasks. During this Agreement, up to four penalties may be imposed; and, each penalty shall be applied cumulatively.

If, because of circumstances beyond the Recipient's control, the Recipient is unable to successfully perform a task required by this Agreement, then the Recipient shall notify the Division immediately. If the Division agrees that the inability to perform was directly due to circumstances beyond the control of the Recipient, then the Division will consider waiving the imposition of a financial consequence.

ATTACHMENT D QUARTERLY REPORTS

Recipients must provide the Division with quarterly financial reports and a final close-out report.

Quarterly financial reports are due to the Division no later than thirty days after the end of each
quarter of the program year; and must continue to be submitted each quarter until submission of
the final close-out report. The ending dates for each quarter of this program year are September
30, December 31, March 31 and June 30.

Reporting Period	Report due to FDEM no later than	
July 1 through September 30	October 31	
October 1 through December 31	January 31	
January 1 through March 31	April 30	
April 1 through June 30	July 31	

- The Recipient must provide the Division with supporting documentation for the quarterly financial reports. To eliminate large files and mailings, the Division shall accept back up documentation on a CD if desired by the county.
- The Quarterly Tasks form is due with your quarterly financial report each quarter. This form identifies all Emergency Management personnel's required training completed (or working towards completion) during the agreement period.
- In order to ensure compliance with Rule 27P-19.011, the Local Budget Match Requirement Form shall be completed and sent when the <u>Local County Budget is approved</u> or by the end of the first quarter. The County shall provide a copy of the current Emergency Management Local Budget (General Revenue) with the form. If the County's current budget is lower than the previous year, or the average of the last three years, the county is required to request a Waiver no later than 45 days after the county budget is approved.
- In a format provided by the Division, Form 4 Staffing Detail must be submitted by October 31, 2018. Also, each funded county emergency management position description must be submitted to the Division no later than October 31, 2018.
- The final close-out report is due sixty (60) days after termination of this Agreement. Any
 requests received after August 30, 2019, at the discretion of the Division, may not be reimbursed
 from this Agreement.

• Programmatic Point of Contact:

Contractual Point of Contact	Programmatic Point of Contact	
Owen Roach	Karen Lyons	
FDEM	FDEM	
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- The Division shall determine eligibility of projects and approve changes in Scope of Work. The Division shall administer the financial processes.

ATTACHMENT E INFORMATION MANAGEMENT

<u>Contacts</u> - The Recipient shall maintain current county emergency management and other contacts through the Division's SharePoint portal available at https://portal.floridadisaster.org.

From the Portal main page, click "County Links", then pulldown and select "Update County Contacts."

This information includes:

- County Director and Alternate contacts
- State Mutual Aid Agreement contacts
- and many more....

<u>Site Identification</u> - The Recipient shall upload current GIS Data to the Division's SharePoint portal available at https://portal.floridadisaster.org or WebEOC available at https://eoc.floridadisaster.org. Site Identification data includes:

- Through SharePoint location and attribute information of all
 - o fire rescue
 - o law enforcement
 - public safety
 - o emergency service stations
- Through WebEOC location and attribute information of all pre-identified --
 - County Logistics Staging Areas (LSAs)
 - Points of Distribution (PODs)
 - Disaster Recovery Centers (DRCs)

Attribute information shall include at a minimum: facility name, facility type, physical address, and USNG coordinates <u>OR</u> Latitude/Longitude in decimal degrees (only one or the other is required).

NOTES:

For Site Identification data uploaded through SharePoint -

To facilitate emergency sites review, FDEM GIS will annually upload a spreadsheet extracted from the critical facility inventory. This spreadsheet is intended to assist counties without GIS resources. Critical facility inventory spreadsheets provided will contain more facility types than are required to be reviewed.

Counties with GIS resources may, instead of reviewing this spreadsheet -

- Upload zipped shapefiles or geodatabases extracted from a county GIS system.
- Upload a zipped geodatabase of Essential Facilities created using HAZUS Comprehensive Data Management System (https://www.fema.gov/comprehensive-data-management-system)
- Provide URL to a GIS data download website maintained by the county

If counties have no changes since the last agreement period, a statement of "no change" shall be submitted via the SharePoint portal.

ATTACHMENT F HURRICANE SHELTER RETROFIT

<u>Hurricane Shelter Retrofit</u> - In accordance with Florida's statewide hurricane shelter space deficit elimination program, the Recipient must upload items A- E on the Division's SharePoint portal by the end of the 4th Quarter at: https://portal.floridadisaster.org. The responses collected in this task are the basis for the Shelter Retrofit Report as required by 252.38 F.S. Each county's current Shelter Inventory Spreadsheet shall be available on SharePoint for reference.

- A. Hurricane shelter deficit reduction progress information.
 - 1. Submit a list of newly constructed "as-is", retrofit and or Enhanced Hurricane Protection Areas (EHPA) facilities. If none, enter "none".
 - Submit any corrections needed on the Shelter Inventory Spreadsheet. If none, enter "no corrections needed, the information is correct".
- B. Current or newly completed hurricane shelter retrofit projects.
 - 1. List all hurricane shelter retrofit projects completed in the previous fiscal year regardless of funding source(s). If none, enter "none".
 - 2. List potential hurricane shelter retrofit projects. Listing projects is the first step for grant eligibility. If none, enter "none".
- C. Update Special Needs Shelters' (SpNS) power systems.
 - 1. Respond ves or no to this statement on the SharePoint portal:
 - All designated SpNS have a standby power system or capability with adequate capacity to support life-safety systems, essential lighting and outlet receptacles, air-conditioning, and necessary medical equipment.
 - 2. If no, upload a strategy so that all designated SpNS shall have a standby power capability with adequate capacity to support life-safety systems, essential lighting and outlet receptacles, air-conditioning, and necessary medical equipment. For those designated SpNS facilities without a permanently equipped standby electric generating capacity, a locally sourced temporary electric generator with adequate capacity to support the standby power system requirements shall be provided.
- D. Update SpNS client space capacity.
 - 1. Respond yes or no to this statement on the SharePoint portal: The county has designated sufficient SpNS client spaces to meet the anticipated five-year demands as determined by the 2018 Statewide Emergency Shelter Plan (published January 31, 2018).
 - 2. If no, upload a strategy to achieve sufficient SpNS client spaces to meet the anticipated fiveyear demands as determined by the 2018 Statewide Emergency Shelter Plan (January 31, 2018).
- E. Upload a brief report on results of the year's coordination with school boards, community colleges and universities (as applicable). The most recent published Statewide Emergency Shelter Plan provides guidance for implementation of the criteria. The Report to the Division shall discuss, at an executive level, the results of the meeting(s) including:
 - 1. Status of EHPA or new construction projects from previous reports to the Division
 - List of planned facilities/buildings (e.g., initial name/title of the project (such as, High School AAA), location and estimate of shelter space floor area or spaces) that the educational agency shall design and/or build in the coming two (2) years; and five (5) years.
 - List of facilities/buildings that shall be designed and constructed as EHPA, include (if available) anticipated hurricane shelter space capacity.
 - List of facilities/buildings for which an exemption from EHPA shall be requested, and anticipated statute or code-based cause(s) for such exemption(s).
 - List of facilities/buildings where future retrofitting may be practical to assist in creating shelter space.
 - 6. Upload a copy of the participant sign-in sheet with agency affiliation shown, and a copy of any meeting minutes (or similar documentation).

ATTACHMENT G Certification Regarding Debarment, Suspension, Ineligibility And Voluntary Exclusion

Subcontractor Covered Transactions

(1)	The prospective subcontractor	of the Recipient,	, certifies, by
	submission of this document, t	that neither it nor its principals is presently deb	arred, suspended,
	proposed for debarment, decla	ared ineligible, or voluntarily excluded from par	ticipation in this
	transaction by any Federal dep	partment or agency.	
(2)	Where the Recipient's subconf	tractor is unable to certify to the above stateme	ent, the prospective
	subcontractor shall attach an e	explanation to this form.	
SUB	CONTRACTOR:		
D			
By:_		Desiriente Name	_
SIÇ	gnature	Recipient's Name	
	(A) 1 + (I)		-
Nam	e and Title	FDEM Contract Number	
Change	A Address	Desired Nearline	
Stree	et Address	Project Number	
City,	State, Zip		
		_	
Date			

ATTACHMENT H JUSTIFICATION OF ADVANCE PAYMENT

RECIPIENT:

If you are requesting an advance, indicate same by checking the box below.	

[] ADVANCE REQUESTE	CD	
needed to pay staff, award bene	is requested. Balance of imbursement basis. These funds are efits to clients, duplicate forms and equipment. We would not be able to its advance.	

If you are requesting an advance, complete the following chart and line item justification below.

ESTIMATED EXPENSES

BUDGET CATEGORY/LINE ITEMS (list applicable line items)	2020 Anticipated Expenditures for First Three Months of Contract		
For example ADMINISTRATIVE COSTS (Include Secondary Administration.)			
For example PROGRAM EXPENSES			
TOTAL EXPENSES			

LINE ITEM JUSTIFICATION (For each line item, provide a detailed justification explaining the need for the cash advance. The justification must include supporting documentation that clearly shows the advance will be expended within the first ninety (90) days of the contract term. Support documentation should include quotes for purchases, delivery timelines, salary and expense projections, etc. to provide the Division reasonable and necessary support that the advance will be expended within the first ninety (90) days of the contract term. Any advance funds not expended within the first ninety (90) days of the contract term shall be returned to the Division Cashier, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399, within thirty (30) days of receipt, along with any interest earned on the advance)

4	4	1	7	