COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS POST OFFICE BOX 1529

LAKE CITY, FLORIDA 32056-1529

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX 372 WEST DUVAL STREET LAKE CITY, FLORIDA 32055

AGENDA

June 7, 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 Ronald Williams)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Public Hearings

Brandon Stubbs, County Planner

- (1) Ordinance 2018-08 CPA 0228 A Request by 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 - District 4 - Commissioner Phillips (Pg. 1)
- (2) SD 0180 A Request by William C. Rowan, Owner, Approval of a Minor Subdivision for "Country Lake in Woodborough, Phase 4" (Pg. 57)

Public Hearings (Continued...)

Joel Foreman, County Attorney

(3) Ordinance No. 2018-2 - Amending Chapter 30 of The County Code of Ordinances to Repeal References to Occupational License Taxes - Amending Article II of that Chapter to Incorporate References to Business Tax Receipts- Establishing the Roles and Responsibilities of the Columbia County Tax Collector and County Code Enforcement - Providing for Severability; and Providing an Effective Date (Pg. 92)

Approval of Consent Agenda

Adoption of Consent Agenda

Discussion and Action Items

Joel Foreman, County Attorney

- (1) Resolution 2018R-17 Exchange of Real Property Partners of Hope International Real Road (Pg. 120)
- (2) Proposed Easement Enhancement at Montgomery Building as Requested by Tenant and Adjoining Parcel Owners (Pg. 123)

Kevin Kirby, Assistant County Manager - Opertaions

(3) BA 18-52 - High Falls Road Bridge - \$370,000 (Pg. 126)

Ben Scott, County Manager

- (4) Union Burial Ground Cemetery Request to Clear Overgrowth (Pg. 135)
- (5) Resolution 2018R-19 State Of Florida, Department of Transportation-State-Funded Supplemental Agreement with Columbia County, Florida to Facilitate Resurfacing or Reconstruction of SW King/SW Mauldin from SR 47 to CR 240 - \$75,072 (Pg. 144)

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	Meet	ing Date:	June 7, 2018
Name: Brandon M. Stubbs	Depa	rtment:	Building And Zoning
Division Manager's Signature:	Ben Scatt		
1. Nature and purpose of agend	a item:		
owner, for a Large Scale Com the Comprehensive Plan, by a for Tax Parcel 02-4s-17-07481 public hearing on April 26, 20 of County Commissioners. At	orehensive Plan Ameno mending the FLUM Des 003. Containing 110.80 18 and voted 3-2 to reco the public hearing, 13 by members of the pub	dment ("L signation acres, m ommend o members olic relate	d Daniel Crapps, agents for Price Creek, LLC., SCPA") to the Future Land Use Map ("FLUM") of from Residential, Very low Density to Industrial nore or less. The Planning & Zoning Board held a denial of the proposed amendment to the Board of the public spoke against the proposed to traffic, safety, compatibility, noise, air s. District 4 - Phillips
Attach any correspondence inform memorandums, etc.	ation, documents and fo	rms for ac	ction i.e., contract agreements, quotes,
2. Fiscal impact on current budg	get.		
Is this a budgeted item?	N/A Yes Account No. No Please list the prorequest	pposed bu	udget amendment to fund this
Budget Amendment Number:		Fund	l:
FROM:	то	_ :	AMOUNT:
	For Use of Cou	nty Mang	ger Only:
	Consent Item	ė, į	iscussion Item

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 1 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

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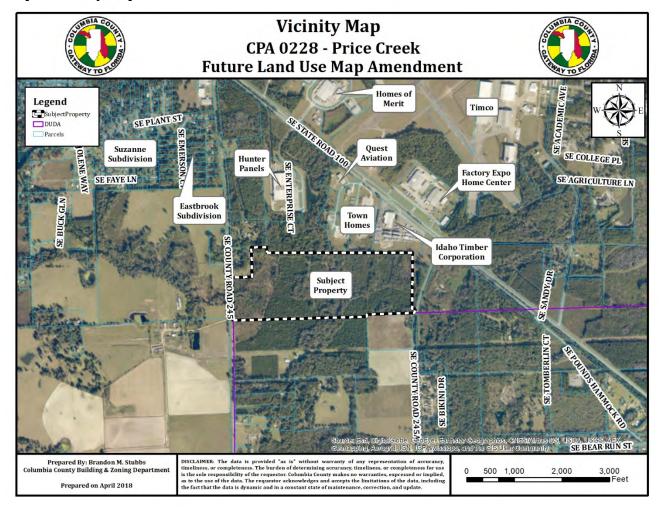
SURROUNDING USES

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.

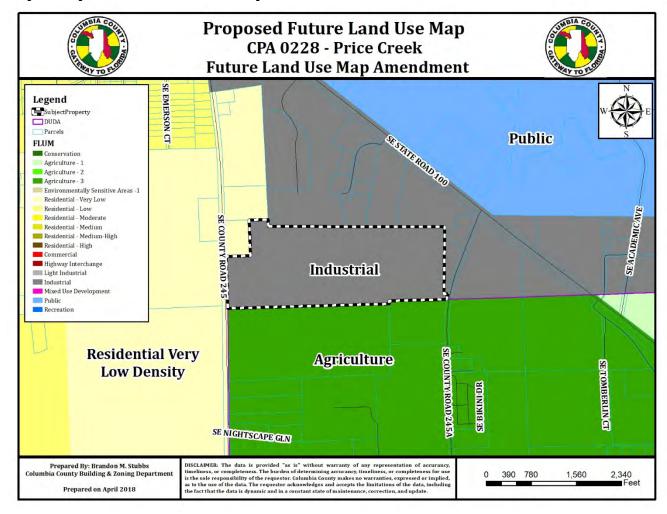
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

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.

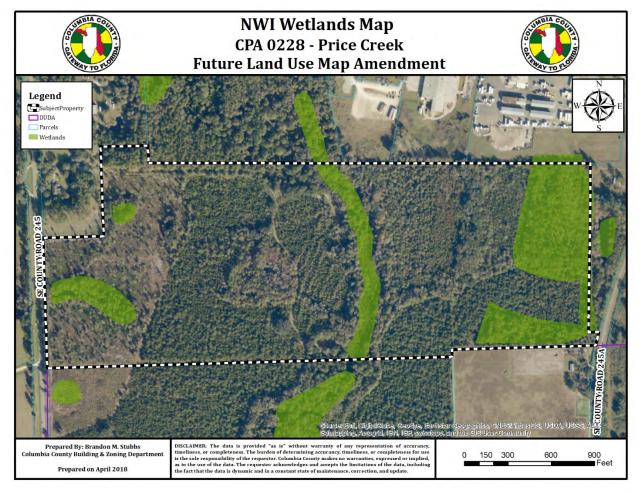
ENVIRONMENTAL CONDITIONS ANALYSIS

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:

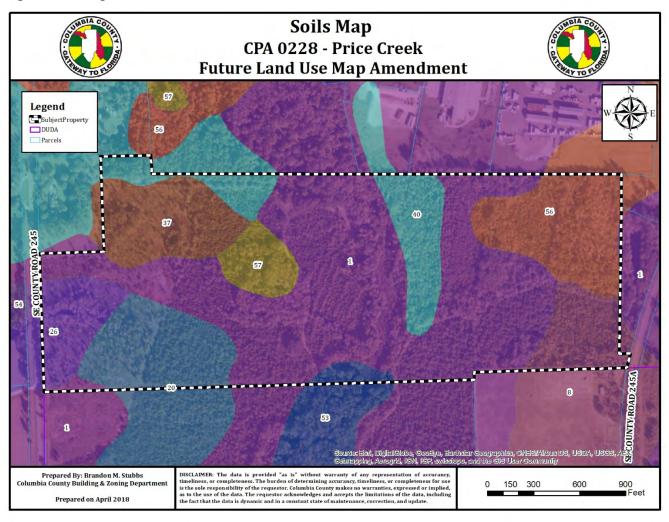
- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is 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

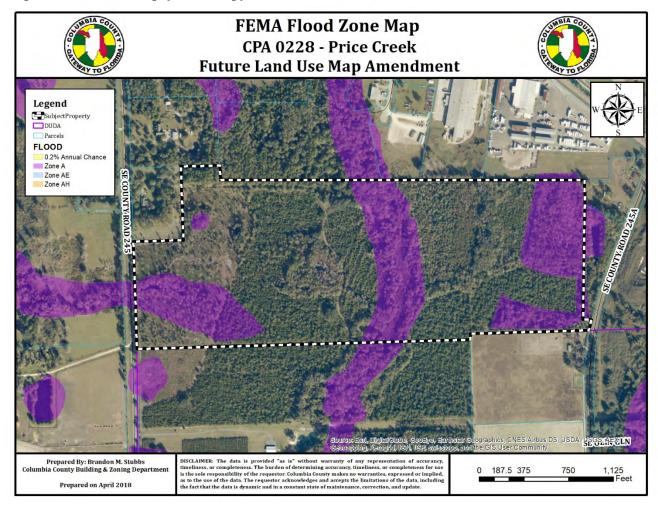
Panel 0170C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "A" (areas subject to one-percent annual chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year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



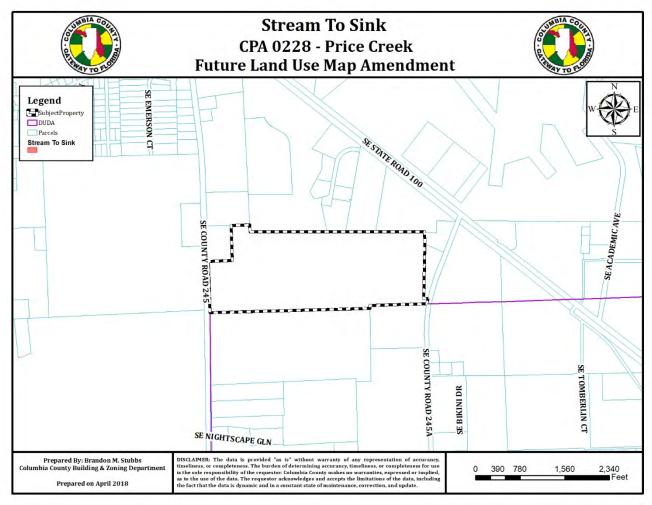
Stream to Sink

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. Turum 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 SILVAHASSEE, 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 105 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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	NON-AD VALOREM ASSESSMENTS	
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	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

Care Care Care Care Care Care Care Care		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
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			er foreign og skalende skalende i skalende i De skalende i skalende	
		Tax Collector On		
(1) 1일		8+ CO 6/2 10/8		
	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 e
		Collector		
	la de la lación de la lación de la lación de lación de lación de lación de lación de la lación de la lación de Lación de lación de	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

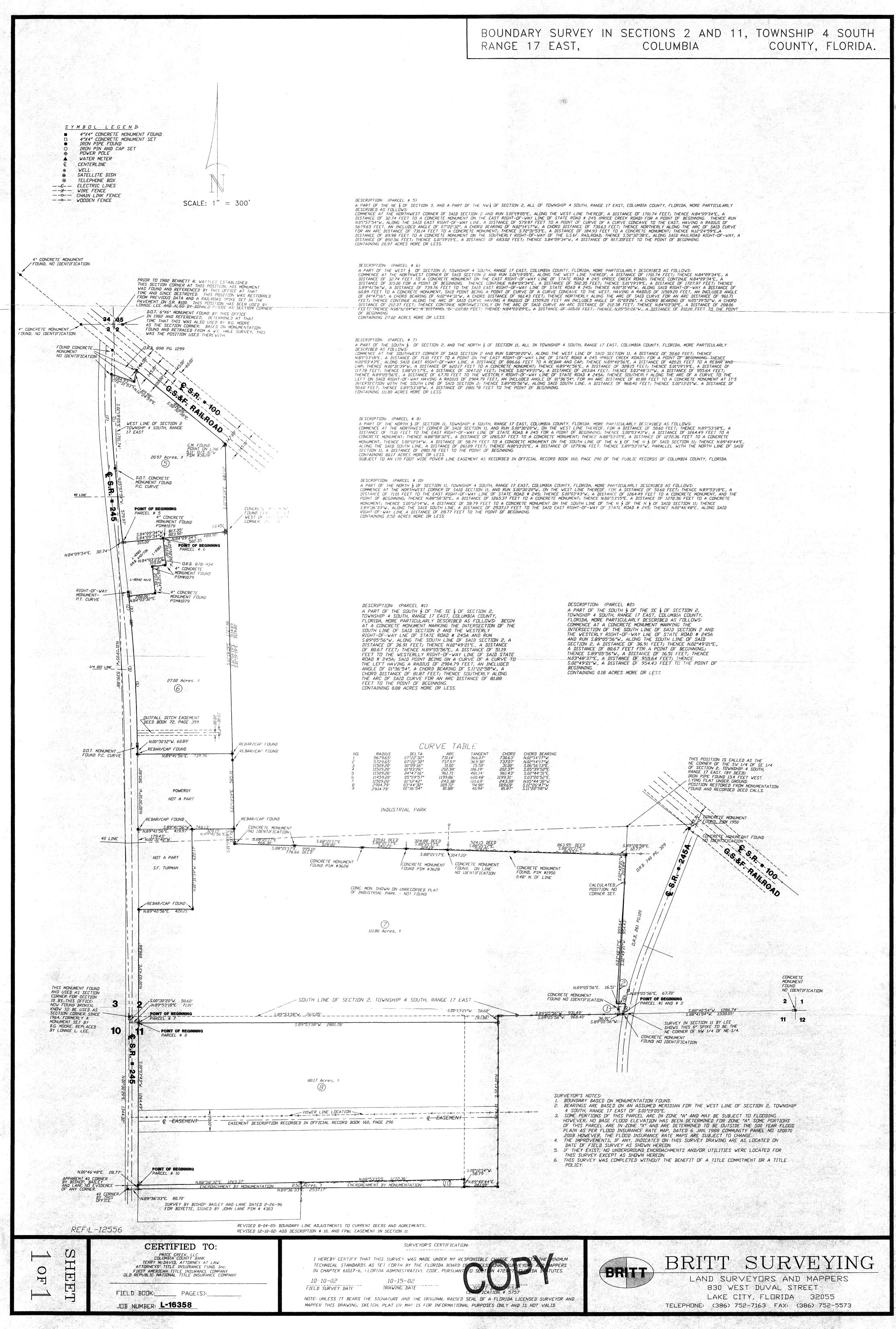
Price Creek, LLC

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, educations, 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 Hermando 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



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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

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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	Sunday Fri., 3 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

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 TEMBURATION OF PABENTAL

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

Seed find it is with an indicated control of the property of t

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 12 of Section 1, all in Township 4 of 100 and the North 12 of Section 1, all in Township 4 of 100 and the North 12 of Section 1, all in Township 4 of 100 and the North 12 of Section 1, all in Township 4 of 100 and the North 12 of Section 1 and the North 12 of Section 2 and dun S of 200 and the North 12 of Section 1 and the Nor

LEGALS

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, Secretary to the	Robert F. Jordan, Chairman
Board of Adjustment	

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

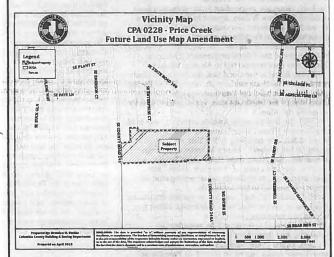
TE OF FLORIDA, NTY OF COLUMBIA,

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
a few feet away from the
trailer on the 90 degree

Cannon said.
Neighbors
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 trailer burned less guish to the trailer burned less guish the flames that had the trailer burned less guish the flames that had the trailer burned less guish the flames that had the trailer burned less guish the flames that had the trailer burned less guish the flames that had the trailer burned less guish the flames that had the roughly 10 feet away.

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 could've started the water to the water

"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 ed a while to call because
trailer's charred remains our station is right down the
grass.

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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PUBLIC NOTICE: Posted 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 30, 2018	Meeting Date: June 7, 2018	3
Name: Brandon M. Stubbs	Department: Building And	Zoning
Division Manager's Signatur	e: Ben Scatt	
1. Nature and purpose of age	enda item:	
Woodborough, Phase 4". T	liam C. Rowan, owner, for approval of a minor sub The Planning & Zoning Board held a hearing on Ma D 0810 to the Board of County Commissioners. Dis	ay 24, 2018 and voted 5-0 to
Attach any correspondence infomemorandums, etc.	ormation, documents and forms for action i.e., contract	ct 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 amendme request	nt to fund this
Budget Amendment Number:	Fund:	
FROM:	TO:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Planning & Zoning Board Meeting Date: Quasi-Judicial Hearing

May 24, 2018

SUBJECT: Application SD 0180 - A request for a Minor Subdivision for

"Country Lake in Woodborough, Phase 4".

APPLICANT/AGENT: William C. Rowan

PROPERTY William C. Rowan

OWNER(S):

LOCATION: North of single family residential, Country Lake in Woodborough,

Phase 2; South of Country Lake in Woodborough, Phase 1 & Phase 3; West of NW County Lake Drive; and east of vacant residential

lands; Columbia County, Florida.

PARCEL ID A Portion of 22-3s-16-02267-122

NUMBER(S):

ACREAGE: ±2.56 acres

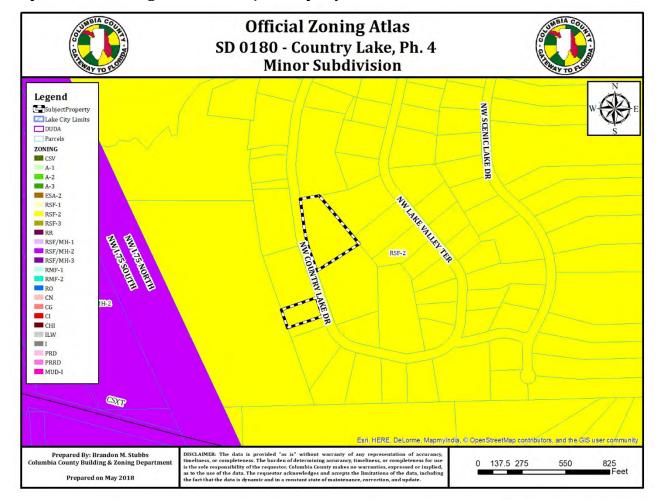
EXISTING FLUM Residential Low Density

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

PROJECT PLANNER: Brandon M. Stubbs

SUMMARY

The proposed Minor Subdivision is former Lots 15 and 17 of Country Lake in Woodborough, Phase 1, and former Lots 23 and 35 of Country Lake in Woodborough, Phase 2 as vacated. The applicant desires to plat these vacated lots as Lot 1, 2, and 3 of Country Lake in Woodborough, Phase 3.



Map 1. Official Zoning Atlas with Subject Property

The Residential, Single Family-2 ("RSF-2") Zone District is described as follows in Section 4.7.1 of the Land Development Regulations ("LDRs"):

"The "RSF" Residential, Single Family category includes three zone districts: RSF-1, RSF-2, and RSF-3. It is the intent of these districts to provide for single-family areas of very low to moderate density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development within the designated urban development area as defined within the county's comprehensive plan. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards."

Page **2** of **10** p. 59

ZONING DISTRICT

	Zoning District	
Zoning District:	Residential, Single Family-2 ("RSF-2")	
Max. Gross Density:	Two (2) Dwelling Unit Per Acres	
Minimum Lot Area	20,000 Square Feet	
Floor Area Ratio:	0.40	
Typical Uses*:	Single-Family Residences; Public Parks & Recreational Areas; Homes of Six or Fewer Residents which otherwise meeting the Definition of "Community Residential Facility"; Public Elementary & Middle Schools; Church & other Houses of Worship; Existing Mobile Homes.	

SURROUNDING USES

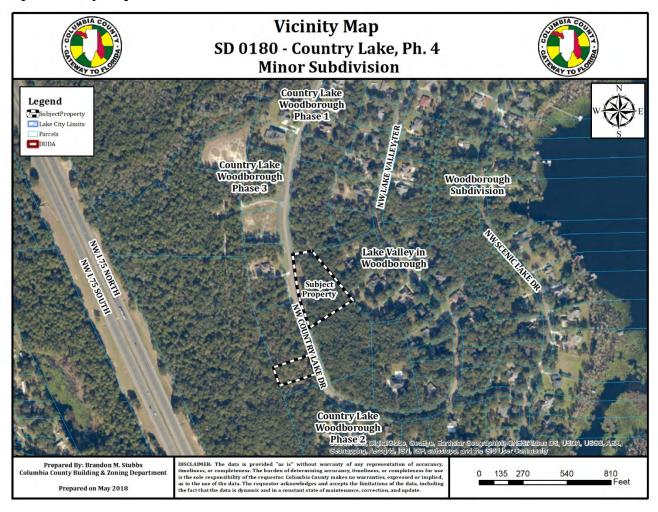
The existing uses, Future Land Use Map ("FLUM") Designations, and Zone Districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Country Lake in Woodborough, Phase 1 & Phase 3/Single Family Residential/ Vacant Residential Lands	Residential Low Density	Residential, Single Family-2 ("RSF-2")
South	Country Lake in Woodborough, Phase 1 & Phase 2/Single Family Residential/Vacant Residential Lands	Residential Low Density	Residential, Single Family-2 ("RSF-2")
East	NW Country Lake Drive/Lake Valley in Woodborough/ Single Family Residential/Vacant Residential Lands	Residential Low Density	Residential, Single Family-2 ("RSF-2")
West	NW Country Lake Drive/Vacant Residential Lands	Residential Low Density	Residential, Single Family-2 ("RSF-2")

p. 60 Page **3** of **10**

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

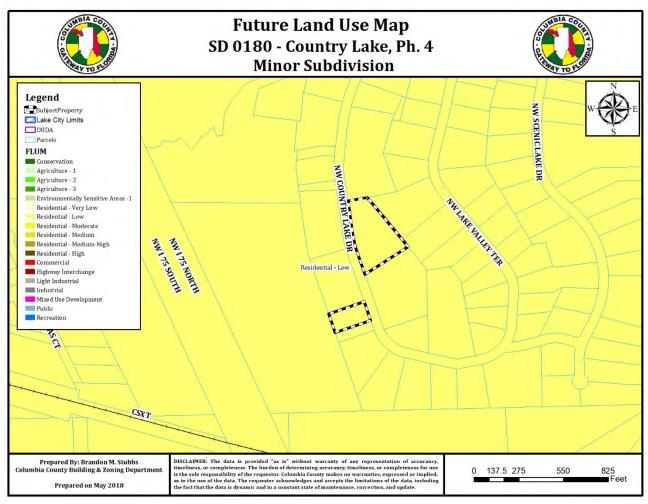
FLUM Designation	Zoning Designation	Consistent
Residential Low Density	Residential, Single Family-2 ("RSF-2")	✓

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

- Future Land Use Element
- Transportation Element
- Capital Improvements Element

Page **4** of **10** p. 61

Map 3. Future Land Use Map Designation



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

ENVIRONMENTAL CONDITIONS ANALYSIS

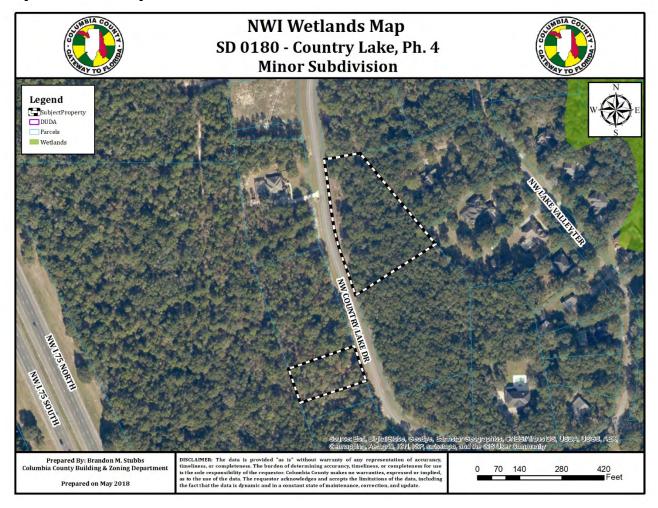
Wetlands

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

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

p. 62 Page **5** of **10**

Map 4. Wetlands Map



Soil Survey

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

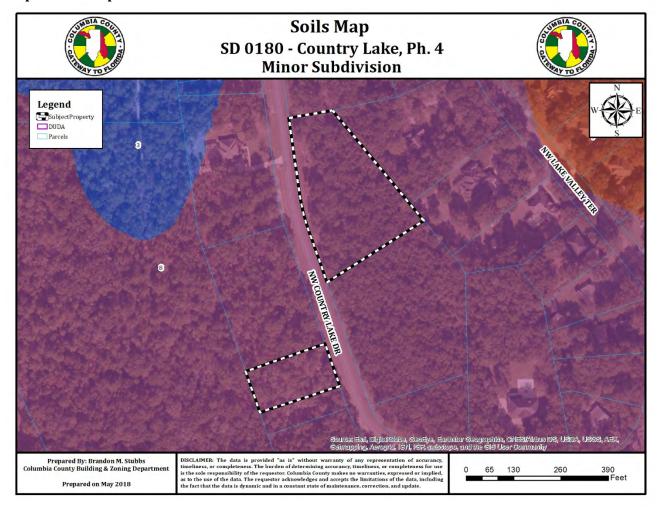
There is one (1) soil type found on the subject property:

1) 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.

Page **6** of **10** p. 63

Evaluation: The soil type on the subject property is Blanton fine sand soils. Blanton fine sand soils (0 to 5 percent slope) have slight limitations for building site development and moderate limitations for septic tank absorption fields. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

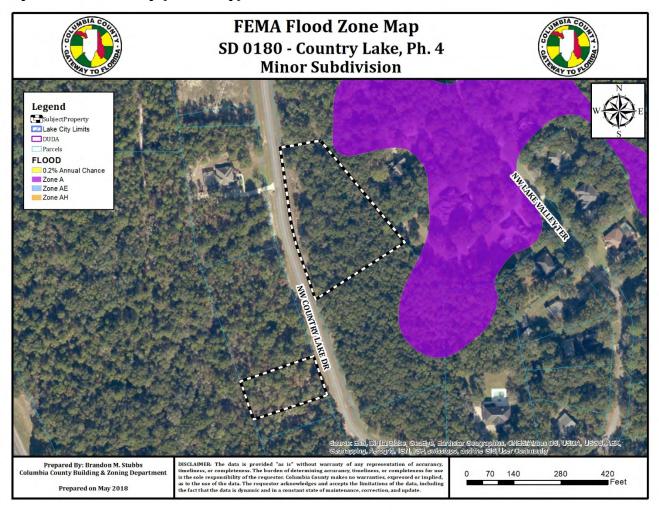


Flood Potential

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

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

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

According to the <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 Watershed, there are no concerns regarding Stream to Sink Watershed.

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

Page **8** of **10** p. 65

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 more vulnerable area.

Evaluation: While the subject property is located in a more vulnerable area, there is no issue related to aquifer vulnerability. The subject property is currently subdivided and has a permitted retention basin by Suwannee River Water Management District.

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.

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

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

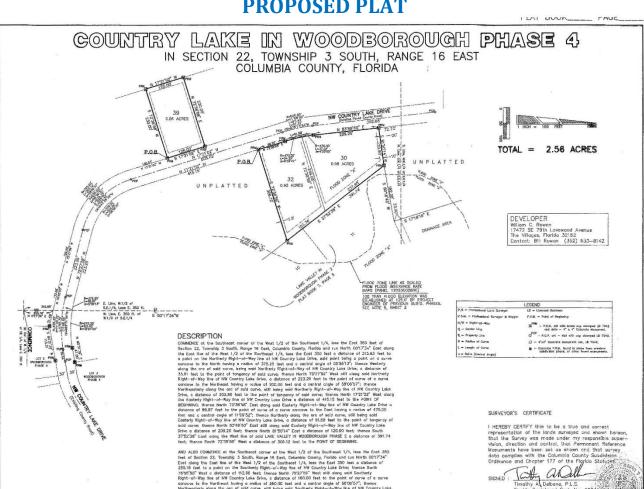
Based upon the compliance reviews, the proposed minor plat is in compliance with Chapter 177, Florida Statutes and Article 5 of the County's LDRs.

PUBLIC FACILITIES IMPACT

The impacts from the proposed development were previously factored in during the original platting process. No additional impacts are anticipated as a result of the proposed development; therefore, the proposed development will not adversely affect the Level of Service ("LOS") of public facilities.

p. 66 Page **9** of **10**

PROPOSED PLAT



ALTOGETHER Containing 2.56 scres, more or less.

Page **10** of **10** p. 67

DATE: 5 /1 /20 /8

Donald F. Lee and Associates, Inc.

SURVEYORS - ENGINEERS

140 Nurtheast Ridgescod Avenue, Lots City, Photols 2005.

Photols (360) 755-6156 PM. (360) 735-6167

SHEET 1 OF 2



Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SD0180
Application Fee \$1,000.00
Receipt No. 4896
Filing Date May 2, 2018
Completeness Date May 4, 2018

Minor Subdivision Application

A.	PRO	JECT INFORMATION
	1.	Project Name: Country Loke in Cood Dorough have 4
	2.	Address of Subject Property: Loventry Lake Drive Uwoodbance gla SD
	3.	Parcel ID Number(s): La 350 Parcel 00267.124
	4.	Future Land Use Map Designation 2 esidentice
	5.	Zoning Designation: Kesidential
	6.	Acreage: 1,5 acres
	7.	Existing Use of Property: Residential,
	8.	Proposed use of Property: Residential
	9.	Total Number of Lots
	-	PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference
		with the Land Development Regulation Administrator prior to submittal of an application for
		subdivision.
В.	APP	LICANT INFORMATION /
		Applicant Status ☑ Owner (title holder) □ Agent
	2.	Name of Applicant(s): 121 iam Kowan Title: Owner
		Company name (if applicable): NA Mailing Address: 17472 SE 79 Lovewood Avenue
		City: The Villages State: Rt Zip: 32/6d /
		Telephone: 350 633-8142Fax: () Email: rowan 62 @ icloud, con
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to
		or from government officials regarding government business is subject to public records
	_	requests. Your e-mail address and communications may be subject to public disclosure.
	კ,	If the applicant is agent for the property owner*.
		Property Owner Name (title holder):
		Mailing Address:
		City:State:Zip:
		Telephone: () Fax:_() Email:
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to
		or from government officials regarding government business is subject to public records
		requests. Your e-mail address and communications may be subject to public disclosure. *Must provide an executed Property Owner Affidavit Form authorizing the agent to act on
		behalf of the property owner.
		permit of the brobert's outros.

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

FOR FINAL PLATS:

- 1. Final Plats containing the following information: (Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)
 - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - b. Name and address of subdivider.
 - c. North arrow, graphic scale, and date of plat drawing.
 - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

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

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

- x. Certificate of payment of taxes. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
- y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter* 177, as amended.
- 2. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. Note: Not required for minor replats.
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required. Note: Not required for minor replats unless the replat is creating additional lots.
- 4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. \$1,000.00 No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

4- 28-2018

Date

COMPREHENSIVE PLAN CONSISTENCY

PROPOSED MINOR SUBDIVISION – "COUNTRY LAKES IN WOODBOROUGH PHASE 4"

DEVELOPER: Bill Rowan (352) 344-3399

5/1/2018

This proposed development (3 lot minor subdivision) is consistent with the current residential zoning (RSF-2) of the adjoining lands of the developer and development by others in the area. The lots are served by local roadways having access to a collector road (County Road 250) and are in near proximity to urban areas of Lake City, Florida.

The following consistency analysis provides applicable goals, objectives and policies and a consistency statement related to the proposed development.

1. - FUTURE LAND USE ELEMENT

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL 1 -- IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVEOPMENT TO THOSE LOTS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS FROM PUBLIC UTILITIES TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIROMENTALLY ACCEPTABLE MANNER.

Response: The proposed lots are located in a rural setting along a local public road (SW Country Lake Drive) providing access via a connecting collector road (CR250) to commercial areas. Water and Sewerage disposal are provided via individual wells and septic system, all subject to County approval. Easements are currently proposed for this subdivision and future development to accommodate utilities.

OBJECTIVES AND POLICES FOR URBAN DEVELOPMENT AREAS

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

Response: The proposed use is consistent with the targeted residential development in the comprehensive plan.

Policy 1.1.1 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 sub-regional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and polices for the urban and rural areas within this future land use element of the comprehensive plan.

Response: The development's local road is served by a collector road where public services are available. The development's lot sizes accommodate wells and septic tank/drain fields, and the lots are not currently served by public water and sanitary sewer systems.

Policy 1.1.2 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 uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Response: The lots in the development are designated for residential land use in an area suitable for residential development.

PAGE 2 of 2

Policy 1.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Response: The proposed 3 lots, and all adjacent property, are currently residential and will continue to be such.

Commercial land use. Lands classified as commercial use consist of areas used for the sales, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of .25 floor area ratio.

Response: The proposed lots are residential and this statement does not apply. Commercial use areas exist to the Southeast along CR250 which serves the local roads of this development, but the lands surrounding the subject lots are proposed to remain residential.

in

19.20

OUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this _____ day of September, 2012 by WOODBOROUGH CORPORATION, whose address is 17472 SE 79th Lovewood Avenue, The Villages, Florida 32162, first party, to WILLIAM C. ROWAN, whose address also is 17472 SE 79th Lovewood Avenue, The Villages, Florida 32162, second parties:

WITNESSETH:

That first party, for and in consideration of the sum of \$10.00 in hand paid by second party, receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to second parties forever, all right, title, interest, claim and demand which first party has in and to the following described lands lying in COLUMBIA County, Florida:

SEE SCHEDULE A ATTACHED HERETO.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second parties forever.

IN WITNESS WHEREOF, first party has caused these presents to be executed by its duly authorized officers the day and year above written.

Print Name: Taken L. Jones

Signed, sealed and delivered

Print Name: Kathleen Downing

Witnesses as to First Party

WOODBOROUGH CORPORATION

By William C. Rowan
Its President

This Instrument Was Propared By: MODIE M. ANDERSON, P.A. Post Office Box 1179 Lake City, Florids 32056-1179

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this day of September, 2012, by William C. Rowan, as President of WOODBOROUGH CORPORATION, a Florida corporation. He is personally known to me or he produced News Films as identification.

(NOTARIAL SEAL)

Notary Public



inst:201212014559 Date:10/2/2012 Time:1:03 PM
Co Stamp-Deed:0 70
DC,P. DeWitt Cason, Columbia County Page 1 of 2 8:1242 P:1102

<u>-</u>-----

SCHEDULE "A" TO QUIT-CLAIM DEED WOODBOROUGH CORPORATION to ROWAN

Lots 2, 3, 5, 7, 15 and 17, Country Lake in Woodborough, Phase 1, according to the plat thereof recorded in Plat Book 8, pages 97-99, public records of Columbia County, Florida; and Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Country Lake in Woodborough, Phase 2, according to the plat thereof recorded in Plat Book 9, pages 57-58, public records of Columbia County, Florida.

Also: Two sixty feet wide strips of land lying between Lots 25 and 27, and between Lots 35 and 37, Country Lake in Woodborough, Phase 2, according to the plat thereof recorded in Plat Book 9, pages 57-58, public records of Columbia County, Florida.

Tax parcel numbers (all numbers beginning with R02267): 102, 103, 105, 107, 115, 117, 122, 123, 124, 125, 126, 127, 128, 129, 130, 132, 133, 134, 135, 136, 136, 137, 138, 139, and 140.

Inst. Number: 201212013371 Book: 1241 Page: 458 Date: 9/7/2012 Time: 11:40:43 AM Page 1 of 2 Doc Deed: 3500.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

3500.6°3 3518.50

Igel:201217013371 Date:97/2012 Time:11:40 AM DEStamp-Deed:3500.00 DC;P:DoWitt Cason,Columbia County Page 1 of 2 B:1241 P:458

QUIT-CLAIM DEED

THIS QUIT-CLAIM DRED, executed this 304 day of August, 2012 by MS, DM & BL, LLC, a Florida limited liability company, whose address is 3101 West U. S. Highway 90, Suite 101, Lake City, Florida 32055, first party, to WILLIAM C. ROWAN, as to an 89% interest, and to WOODBOROUGH CORPORATION, a Florida corporation, as to an 11% interest, whose address is 17472 SE 79th Lovewood Avenue, The Villages, Florida 32162, second parties:

WITNESSETH:

That first party, for and in consideration of the sum of \$10.00 in hand paid by second party, receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to second parties forever, all right, title, interest, claim and demand which first party has in and to the following described lands lying in COLUMBIA County, Florida:

SEE SCHEDULE A ATTACHED HERETO.

N.B. This deed is a deed in lieu of foreclosure and is given to convey all of first party's right, title, and interest in the subject property, and not as additional security for the Mortgage dated November 15, 2005, recorded at OR Book 1065, page 385, Columbia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second parties forever.

IN WITNESS WHEREOF, first party has caused these presents to be executed by its duly authorized officers the day and year above written.

STATE OF FLORIDA COUNTY OF COLUMBIA EDDIE M. ANDERSON, P.A.
Post Office Box 1179
Lake City, Florida 32056-1179

The foregoing instrument was acknowledged before me this day of August, 2012, by Deborah S. Myles, Blake N. Lunde, II and Michael Streicher, as all the Managing Members of MS, DM & BL, LLC, a Florida limited liability company. They are personally known to me or they produced ______ as identification.

ANDREA L. WALDEN

Notary Public - State of Florida

My Comm. Expires Oct 21, 2015

Commission & EE 126214

Bonded Through National Notary Asan.

Notary Public

SCHEDULE "A" TO QUIT-CLAIM DEED MS, DM & BL, LLC to ROWAN and WOODBOROUGH CORP.

Lots 2, 3, 5, 7, 15 and 17, Country Lake in Woodborough, Phase 1, according to the plat thereof recorded in Plat Book 8, pages 97-99, public records of Columbia County, Florida; and Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Country Lake in Woodborough, Phase 2, according to the plat thereof recorded in Plat Book 9, pages 57-58, public records of Columbia County, Florida.

Also: Two sixty feet wide strips of land lying between Lots 25 and 27, and between Lots 35 and 37, Country Lake in Woodborough, Phase 2, according to the plat thereof recorded in Plat Book 9, pages 57-58, public records of Columbia County, Florida.

Tax parcel numbers (all numbers beginning with R02267): 102, 103, 105, 107, 115, 117, 122, 123, 124, 125, 126, 127, 128, 129, 130, 132, 133, 134, 135, 136, 136, 137, 138, 139, and 140.

> STATE OF FLORIDA, COUNTY OF COLUMBIA I HEREBY CERTIFY, that the above and foregoing is a true copy of the original filed in this office. P. DeWITT CASON, CLERK OF COURTS Leccelu

haron



Inst. Number: 201312019142 Book: 1265 Page: 2752 Date: 12/2/2013 Time: 2:58:40 PM Page 2 of 2 Doc Deed: 0.70 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, scaled and delivered in the presence of: , Witness RICHARD E. STADLER (Print name of witness) , Witness (Print name of witness) STATE OF FLORIDA COUNTY OF COLUMBIA The foregoing instrument was acknowledged before me this 2 day of 0000 WILLIAM C. ROWAN. Such person is personally known to as identification. RICHARD E. STADLER Notary Public State of Florida

(Print name of Notary)
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Richard E. Stadler

Expires 08/23/2016

DECLARATION OF PROTECTIVE COVENANTS FOR COUNTRY LAKE IN WOODBOROUGH PHASE

KNOW ALL MEN BY THESE PRESENTS, that William C Rowan, and Ruthie Rowan Bernecker, being owners of the lots in a subdivision located in Columbia County, Florida, and more particularly described as follows:

SEE DESCRIPTION ATTACHED HERETO

Make the following Declaration of Protective Covenants covering the herein described property, specifying that this Declaration shall constitute covenants running with the title to the land, and that this Declaration shall be binding upon the undersigned and upon all persons claiming title through the undersigned. These Protective Covenants, during their lifetime, shall be for the benefit of and limitation upon all present and future owners of the real property.

- 1. The following words when used in this Declaration shall have the following meaning, unless the context requires otherwise:
- A. "Developer" means William C. Rowan and Ruthie Rowan Bernecker, their successors and assigns.
 - B. "Lot" shall mean the property described herein.
- C. "Maintenance" shall mean the exercise of reasonable care to keep the buildings, road, landscaping, lighting and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted.
- D. "Owner" shall mean the record title holder other than Developer, whether one of more persons or entities, of a fee simple title to the property described herein.
- E. "Dwelling" or "Residence" shall mean an individual single family home.
- F. "Living Area" shall mean and refer to those heated and/or air-conditioned areas which shall not include garages, carports, porches, patios or storage areas.

- 2. No Lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any Lot, other than one single family dwelling not to exceed two stories in height having a living area of not less than 2,100 square feet. No log homes shall be permitted. No mobile homes or modular homes shall be permitted on any Lot, either temporarily or permanently. The construction or repair of any Residence shall be completed as promptly as possible, and, in any event, shall be completed within twelve (12) months from commencement of construction unless an extension of time is granted in writing by the Developer. Any garage shall be constructed so that the entrance to the garage is not on the front side of the residence. The finished floor level of the home and porch shall not be less than eight inches above the finished grade level of the yard.
- 3. No improvements may be constructed or placed on any Lot until the plans and specifications for construction showing the nature, kind, shape, height, materials and location of the construction shall have been submitted to and approved in writing as the harmony of external design and location in relation to surrounding structures and topography by the Developer. Each dwelling will be required to have adequate landscaping and shrubbery in keeping with the architectural concept.
- 4. The Developer's approval, or disapproval, or waiver, as required in these covenants, shall be in writing. In the event the Developer fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten (10) days prior to the commencement of any construction, such plans and specifications shall be submitted to the Developer and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan, location of water wells, location of septic tanks, and a plot plan showing location and orientation of all buildings and improvements proposed to be constructed on the Lot. In addition, there shall be submitted to the Developer for its approval or disapproval a description of materials and such sample of building materials proposed to be used as the Developer shall specify and require.

- 5. A guest house may be permitted if attached to the main residence. The guest house will be subject to all of the restrictions and architectural control of the main residence. Any storage building shall be constructed in such a manner as to be architecturally compatible with the Dwelling, shall be constructed at the rear of the lot, and shall be subject to all of the restrictions and architectural control of the Dwelling as herein otherwise provided.
- 6. A Lot may not be subdivided into a smaller lot than as shown on the recorded plat of Country Lake in Woodborough Phase 3. Two may be added together and shall be considered as one Lot for building purposes only.
- 7. All driveways must be hard surfaced from the street pavement to the property line, and such hard surfacing must be completed prior to occupancy of the Residence. The remaining portion of any driveway shall be constructed so that it does not contribute to soil erosion. Any portion of a driveway which is not hard surfaced must have borders of wood, plants or shrubbery.
- 8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, expect that:
- A. Household pets may be kept, provided that they do not run loose outside of the Owner's Lot, unless they are on a leash and do not otherwise cause an annoyance or nuisance to neighbors. No pens constructed for household pets shall be visible from the street. No pens shall be constructed for housing of hunting dogs.
- 9. Garbage, refuse, trash, rubbish, used appliances and any other waste materials shall not be kept or allowed to remain on any Lot unless in secured, sanitary containers which are shielded from view. No used oil or other petroleum products or any toxic material shall be dumped on the ground of any Lot nor shall any toxic material be buried on any Lot. There shall be no drilling or mining for any oil, gas or other minerals.
- 10. Any swimming pool constructed on a Lot shall be an underground pool and shall be enclosed by a substantial fence with one or more gates thereto, which shall be kept closed at all times so as to prevent children from wandering into or falling into the swimming pool.

The water in such swimming pool shall be kept in a sanitary condition with chemicals added to the water so as to assure that the pool does not constitute a health or environmental hazard.

- 11. No towers, antenna or similar structure higher than twenty-five (25) feet from ground level may be placed on any Lot without prior written approval from the Developer. Any satellite receiving antenna (dish) shall be located in the rear of that Lot and shall be no more than three (3) feet in diameter.
- 12. No boats, recreational vehicles or house trailers shall be parked in front of any Residence or on any street right-of-way. Any motor vehicle parked on any Lot shall have a current Florida license tag and shall be in operable condition. Motor vehicles must be parked in a garage or on the side of a Residence or at the rear of a Residence. Boat or motor home overhead enclosures must be custom made of wood or vinyl, shall be constructed at the rear of the residence or not closer to the front lot line than the front of the residence, and shall be subject to the approval of the architectural control committee. No metal covers or enclosures are allowed.
- 13. Fences erected upon any Lot or any portion thereof shall not come within 100 feet of the front property line, except that decorative wood or vinyl fences not to exceed 4 feet in height, which do not obscure the view, may be allowed past the front of the Residence if approved in wiring by the Committee. No chain link or other wire fencing shall be placed around the perimeter of any Lot, unless it is installed inside wood or vinyl fencing, and it is approved in writing by the committee. A vinyl coated chain link fence may be installed from the rear corners of the residence to the rear property line, not exceed four feet (4') in height. Any stockade or privacy fence, unless vinyl, must be painted or stained to coordinate with the color of the residence and must be properly maintained, and shall not exceed six feet (6') in height. Fence framing shall face inward towards the Residence.
- 14. No residence shall be erected nearer than forty-five (45) feet to the front lot line, nearer than thirty-five (35) feet to any side street line, nearer than twenty-five (25) feet to any rear lot line, nor nearer than fifteen (15) feet from any interior lot line. If a Residence is constructed on more

than one Lot, the setback requirements shall apply only to street lines, rear lot lines and the extreme sidelines of the combined Lots.

- 15. There shall be no hunting of any type or discharge of any firearms on any of the Properties.
- 16. No sign of any kind shall be displayed to the public view on any Lot, except that one sign of not more than five (5) square feet advertising the property for sale or rent will be allowed.
- Easements fifteen (15) feet in width for installation and maintenance of utilities and drainage facilities are reserved on both sides of Country Lake in Woodborough Phase 3. In addition, fifteen (15) feet along each lot line may be used as drainage easement or for utility easements, except that where an Owner holds title to more than one Lot and proposes to use more than on Lot for the construction of a Residence, the interior of those lines may not be used for easement purposes. Within all these easements, no structure, fencing, planting or other materials shall be placed or permitted to remain that may damage or interfere with the installation and maintenance of utilities, change the direction of the flow of drainage channels in the easements or obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it, shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible. All utility wires or lines must be underground. Except for easements reserved on the plat of the Properties, the Developer shall have the right, at its sole discretion, to release such easements.
- 18. It is anticipated that the property will be developed and maintained in a fashion which would keep it as a rural, rustic area in keeping with the character and location of the property. In order to achieve this goal, trees may be cut from the property only if less than four (4) inches in diameter at ground level, required for construction of improvements, diseased or damaged to an extent which requires removal to protect improvements on the property or if approved by the Developer. Owners of vacant lots shall be responsible for mowing or bush hogging their lots at least once a year.
 - 19. Because of underground electrical service, before commencing

construction of any improvements requiring electrical service, Florida Power and Light Company must be contacted by the Lot Owner concerning location of electrical entrance to the improvement.

- 20. All plot plan layouts for building purposes shall be drawn so as to minimize the removal of any trees upon any lot having a diameter of six (6) inches or more, measured one (1) foot above ground level. It is the intention, by this restriction, to preserve as much as possible the wooded nature of all lots in the subdivision.
- 21. The covenants and restrictions of this Declaration shall run with the land comprising the above entitled subdivision, and shall inure to the benefit of, and be enforceable by the Developer or the Owner of any land subject to this Declaration, and their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded.
- 22. Any notice required to be sent to any Owner shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the Lot, or to the last known address if not the Lot, of the person who appears on the Developer's records as Owner at the time of such mailing.
- 23. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the Lot to enforce any lien created by these covenants; and failure by the Developer, or any association or any Owner to enforce any covenants or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party shall recover his reasonable attorneys' fees and costs from the non-prevailing party in any action to enforce these covenants and restrictions, or to foreclose any lien arising hereunder.
- 24. Developer reserves and shall have the sole right to amend these restrictions and protective covenants for the purpose of curing any ambiguity in or any inconsistencies between the provisions contained herein. The Developer may include in any contract or deed or other instrument hereafter made additional covenants and restrictions which are not inconsistent with and which do not lower the standard of the covenants

and restriction set forth herein. The covenants, restrictions, easements, charges and liens of this Declaration may be amended only upon the execution and recordation of an instrument executed by the Developer. No owner may impose any additional covenants or restrictions on the Property without the written consent of the Developer.

- 25. Invalidation of any one of these covenants or restrictions or any clause, phrase, word, or part thereof by judgment or Court order shall in no way affect any other provisions which shall remain in full force and effect.
- 26. No breach of any of the conditions herein contained or re-entry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the subdivision of any Lot therein; provided, however, that such conditions shall be binding on any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

27. WETLAND PROTECTION:

Α. The owner of any real property covered by the restrictions shall refrain from obstructing the natural drainage of the real property herein and shall keep any natural drainage ways as may exist on said real property clear so as not to interfere with drainage plans approved by the Suwannee River Water Management (hereinafter "SRWMD"). No activity of any type shall be conducted within any area described as a wetland (as defined in 373.019(22), Florida Statutes (2003) and other related definitions set forth in 40B-400.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1. Furthermore, the owner of any real property covered by these restrictions shall refrain from any activity inconsistent with the permit and/or easement issued by the SRWMD, including but not limited to: (1) constructing or placing buildings, roads, signs, billboards, or other advertising, utilities or other structure on or above any area described as a wetland (as defined in 373.019(22), Florida Statutes, (2003) and other related definitions set forth in 40B-400.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1; (2) Dumping or placing soil or other substances or material as land fill or dumping or placing of trash, waste or unsightly or offensive materials on or above any area described as a wetland (as defined in 373.019 (22), Florida Statutes (2003) and other related definitions set

forth in 40B-400.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1; (3) Removing or destroying any trees, shrubs or other vegetations on or above an area described as a wetland (as defined in 373.019(22), Florida Statutes (2003) and other related definitions set fort in 40B-400.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1; (4) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to effect any area described as a wetland (as defined in 373.019 (22), Florida Statutes (2003) and other related definitions set forth in 40B-400.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1; (5) Activities detrimental to drainage, flood control, water conservation, or fish and wildlife habitat preservation of any area described as a wetland (as defined in 373.019(22), Florida Statutes (2003) and other related definitions set forth in 40B-400-.021, F.A.C. (2003) on the Subdivision Plat for Country Lake in Woodborough Phase 1, and (6) Acts or uses detrimental to the retention of any area described as a wetland (as defined in 373.019 (22), Florida Statutes (2003) and other related definitions set forth in 40B-400.021, F.A.C. (2003) on the Subdivision Plat of Country Lake in Woodborough Phase 1.

B. In addition to any available administration remedies, the SRWMD shall retain the right to institute a civil action in any Court of competent jurisdiction to enforce these restrictions in an action at law or in equity. The prevailing party in any administrative or other civil action shall be entitled to an award of reasonable attorney's fees and costs.

State of	Florida, County of Columb	ia	
	going instrument was acknowled		
by me Produced	, 2016. By OR produced identification	Type of Identification	ard and a second
4)	Notary Signature)	(SEAL)	
Ву			
W	/illiam C. Rowan		
Ву			
R.	uthie Rowan Bernecker		

RONNIE BRANNON

COLUMBIA COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

REAL ESTATE 2017 23189.0000

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R02267-122		SEE BELOW	SEE BELOW	SEE BELOW	002

ROWAN WILLIAM C 17472 SE 79TH LOVEWOOD AVE THE VILLAGES FL 32162

22-3S-16 0000/0000 9.39 Acres (FKA LOTS 22.24.26.28.30.32.34 36 & 38 COUNTRY LAKE IN WOODBOROUGH PHASE 2 DESC AS): COMM SE COR OF W1/2 OF SE1/4, See Tax Roll For Extra Legal

	AD VALC	REM TAXES			
TAXING AUTHORITY N	MILLAGE RATE ASSESSEI	O VALUE EXEMPTION A	MOUNT TAXABL	E VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISS	8.0150	60,448		60,448	484.49
COLUMBIA COUNTY SCHOOL DISCRETIONARY LOCAL CAPITAL OUTLAY SUWANNEE RIVER WATER MG LAKE SHORE HOSPITAL AUTH	0.7480 4.3200 1.5000 0.4027 0.9620	60,448 60,448 60,448 60,448 60,448		60,448 60,448 60,448 60,448 60,448	45.22 261.14 90.67 24.34 58.15
		128 A 2			
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Exemptions Applied:					
TOTAL MILLAGE	15.9477		AD VALOREM TAX	KES	964.01

NON-AD VALOREM ASSESSMENTS LEVYING AUTHORITY RATE	AMOUNT	
 FFIR FIRE ASSESSMENTS	60.78	
		Please retain this Portion for you records
 NON-AD VALOREM AS	SESSMENTS 60.78]

COMBINED TAXES	ND ASSESSMENTS	1,024.79	See ı	everse side for importa	nt information
If Paid By	Nov 30 2017	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018
Please Pay	983.80	994.05	1,004.29	1,014.54	1,024.79

RONNIE BRANNON

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

\$983.80 Paid By: BILL ROWAN POD

COLUMBIA COUNTY TAX COLLECTOR	KEALESTATE	2017 23189.0000			
ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
R02267-122		SEE ABOVE	SEE ABOVE	SEE ABOVE	002

RETURN WITH PAYMENT ROWAN WILLIAM C 17472 SE 79TH LOVEWOOD AVE THE VILLAGES FL 32162

22-3S-16 0000/0000 9.39 Acres (FKA LOTS 22.24.26.28.30.32,34 36 & 38 COUNTRY LAKE IN WOODBOROUGH PHASE 2 DESC AS): COMM SE COR OF W1/2 OF SE1/4, See Tax Roll For Extra Legal

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

If Paid By	Nov 30 2017	Dec 31 2017	Jan 31 2018	Feb 28 2018	Mar 31 2018
Please Pay	983.80	994.05	1,004.29	1,014.54	1,024.79
(

COUNTRY LAKE IN WOODBOROUGH PHASE 4

IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEVELOPER William C. Rowan 17472 SE 79th Lovewood Avenue The Villages, Florida 32162 Contact: Bill Rowan (352) 633-8142

NOTES

- 1.) Boundary based on description from client, monuments found and prior survey and subdivisions by this Company.
- 2.) Bearings projected from the Eost line of the West 1/2 of the SE 1/4, Less the East 350 feet and based on above referenced prior survey and subdivisions by this Company.
- 3.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
- 5.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside af the 0.2% chance floadplain (ref: Map No. 12023C0280C).
- 6.) Preliminary appraval: N/A
- 7.) Water supply and Sewerage disposal to be provided by individual lot owners, subject to County approval.

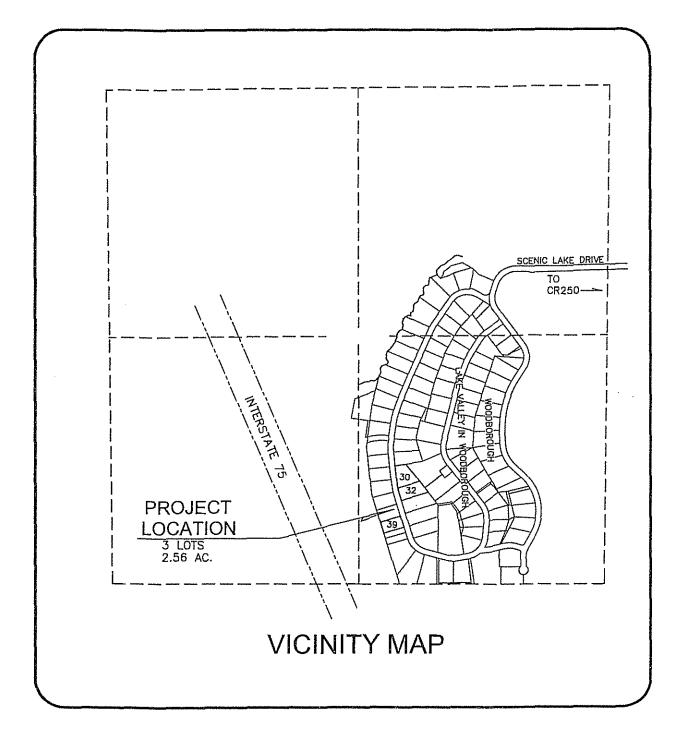
NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplonted in authority by ony other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility. In the event that a cable televisian company damages the facilities of a public utility, it shall be solely responsible for the damages.

COUNTY ATTORNEY'S CERTIFICATE

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

County Attorney, Columbio County



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that William C. Rowan, as owner, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as COUNTRY LAKE IN WOODBOROUGH PHASE 4, and that all Rights-of-Way and easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

William C. Rowan Owner	Witness



ACKNOWLEDGMENT STATE OF FLORIDA

SIGNED: Notary Public

COMMISSION APPROVAL CLERK'S CERTIFICATE SIGNED: THIS PLAT having been approved by the Columbia County Board of County Cammissioners is accepted Chairman far files and recorded this _____day of _____, DATE: ____/20__ 20____, in Plat Boak ____, Page ____. ATTEST: SIGNED:

Clerk

Clerk of Circuit Court

COUNTY SURVEYOR-CHAPTER 177 APPROVAL

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

SIGNED :	
NAME:	

Flarida Reg. Cert. Na.

PLAT DATE: 04/18/2018



SHEET 2 OF 2

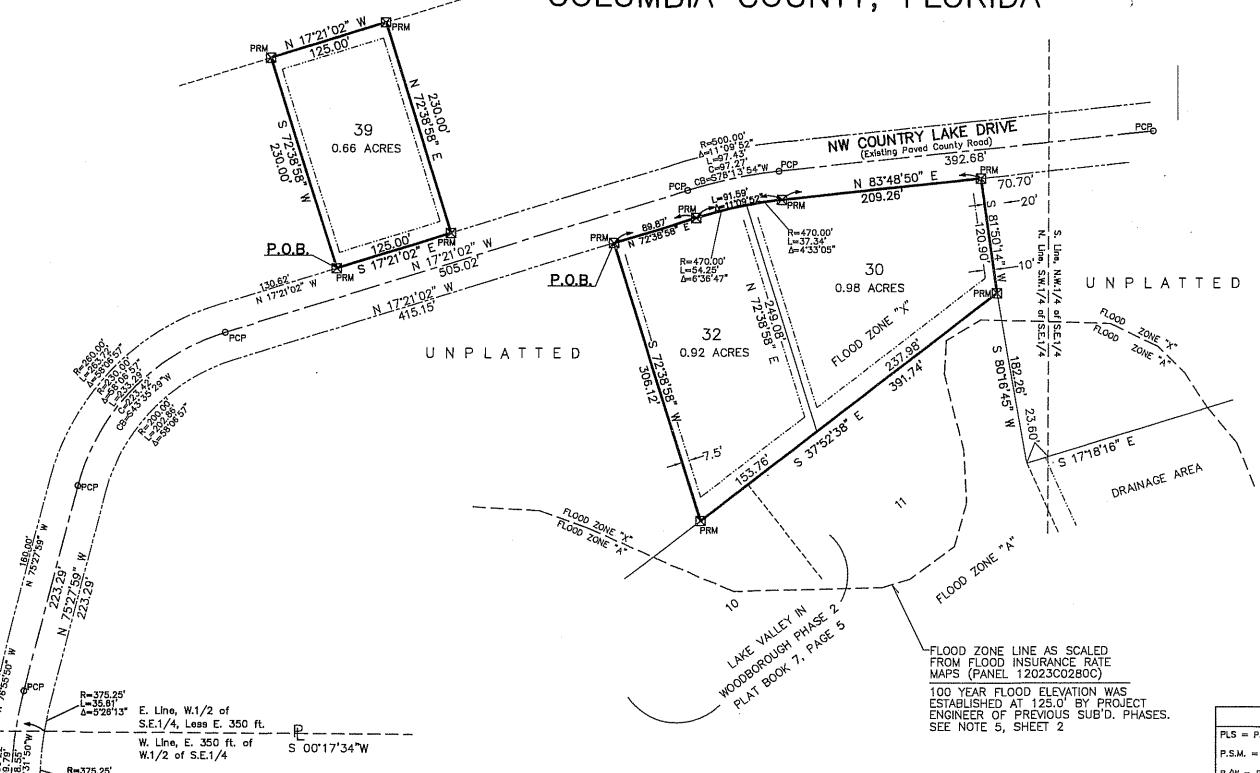
Donald F. Lee and Associates, Inc.

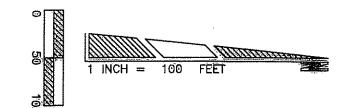
SURVEYORS ENGINEERS 140 Northwest Ridgewood Avenue, Lake City, Florida 32055 Phone: (386) 755-6166 FAX: (386) 755-6167

SEAL

COUNTRY LAKE IN WOODBOROUGH PHASE 4

IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA





TOTAL = 2.56 ACRES

DEVELOPER
William C. Rowan
17472 SE 79th Lavewood Avenue
The Villages, Florida 32162
Contact: Bill Rowan (352) 633—8142

LEGEND

PLS = Professional Land Surveyor

P.S.M. = Professional Surveyor & Mapper

R/W = Right—of—Woy

Q = Center Line

R = Property Line

R = Radius of Curve

L = Length of Curve

Δ = Oelta (Central Angle)

LB = Licensed Business

P.O.B. = Point of Beginning

PRM = P.R.M. set with brass cap stamped LB 7042 and date − 4" x 4" Concrete Monument.

PCP = P.C.P. set − Noll with cap stamped LB 7042.

□ = 4"x4" Cancrete Manument set, LB 7042.

DESCRIPTION

WOODBOROUGH

PHASE 4

OWNTRY LAKE DRIVE

COMMENCE at the Southeast carner of the West 1/2 of the Southeast 1/4, less the East 350 feet of Section 22, Township 3 South, Ronge 16 East, Columbia Caunty, Florido and run North 00°17'34" East along the Eost line of the West 1/2 of the Southeost 1/4, less the Eost 350 feet o distance of 315.83 feet to o point on the Northerly Right—of—Woy line af NW Country Loke Drive, said point being a point on a curve concave to the North having a radius of 375.25 feet and a central angle of 05°26'13"; thence Westerly along the arc of soid curve, being said Northerly Right-of-Way of NW Country Lake Drive, a distance of 35.61 feet to the point of tongency of soid curve; thence North 75°27'59" West still along said Northerly Right—of—Way line of NW Country Loke Drive, a distance of 223.29 feet to the point of curve of a curve concave to the Northeast having a radius of 200,00 feet and a central angle of 58'06'57"; thence Northwesterly along the arc of soid curve, still being soid Northerly Right—of—Woy line of NW Country Loke Drive, a distance of 202.86 feet to the point of tangency of said curve; thence North 17'21'02" West along the Easterly Right—of—Way line of NW Country Lake Drive a distance of 415.15 feet to the POINT OF BEGINNING; thence North 72°38'58" East along said Easterly Right—of—Way line of NW Country Lake Drive a distance of 89.87 feet to the point of curve of a curve cancave to the East having a radius of 470.00 feet and a central angle of 11°09'52"; thence Northerly along the arc of said curve, still being said Easterly Right—of—Way line of NW Country Lake Drive, a distance of 91.59 feet to the point of tangency of said curve; thence North 83°48'50" East still along said Easterly Right—of—Way line of NW Country Lake Drive a distance of 209.26 feet; thence North 81.50.14" East a distance of 120.90 feet; thence South 37°52'38" East along the West line of said LAKE VALLEY IN WOODBOROUGH PHASE 2 a distance of 391.74 feet; thence South 72'38'58" West a distance of 306.12 feet to the POINT OF BEGINNING.

AND ALSO COMMENCE at the Southeast carner of the West 1/2 of the Southeast 1/4, less the East 350 feet of Section 22, Tawnship 3 South, Range 16 East, Columbia County, Florida and run North 00°17'34" East along the East line of the West 1/2 of the Southeast 1/4, less the East 350 feet a distance of 255.16 feet to a point on the Southerly Right—of—Way line of NW Cauntry Lake Drive; thence North 76'55'50" West a distance of 112.66 feet; thence North 75'27'59" West still along said Southerly Right—of—Way line of NW Country Lake Drive, a distance of 160.00 feet to the point of curve af a curve cancave to the Northeast having a radius of 260.00 feet and a central angle of 58'06'57"; thence Northwesterly along the arc of said curve, still being said Southerly Right—of—Way line of NW Country Lake Drive, a distance of 263.72 feet to the point of tangency of said curve; thence North 17'21'02" West along the Westerly Right—af—Way line of NW Cauntry Lake Drive a distance of 130.62 feet to the POINT OF BEGINNING; thence South 72'38'58" West a distance of 230.00 feet; thence North 17'21'02" West a distance of 125.00 feet; thence North 72'38'58" East a distance of 230.00 feet to a point on the Westerly Right—af—Way line of NW Country Lake Drive; thence South 17'21'02" East along said Westerly Right—af—Way line of NW Country Lake Drive a distance of 125.00 feet to the POINT OF BEGINNING.

ALTOGETHER Containing 2.56 acres, more ar less.

SURVEYOR'S CERTIFICATE

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

SIGNED

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

DATE: 5 /1 /20 18

SHEET 1 OF 2

PLAT DATE: 04/18/2018



Donald F. Lee and Associates, Inc.

SURVEYORS - ENGINEERS

140 Northwest Ridgewood Avenue, Loke City, Florida 32055

Phone: (386) 755–6166 FAX: (386) 755–6167

J. Sherman Frier & Associates, Inc. Land Surveyors

130 West Howard Street Live Oak, Florida 32064 Telephone (386) 362-4629 Fax (386) 362-5270 Email: jsfa@windstream.net timalcorn@windstream.net

May 8, 2018

Brandon M. Stubbs County Planner/LDR Admin Columbia County Building & Zoning 135 NE Hernando Ave P.O. Box 1529 Lake City, Fl 32056-1529 bstubbs@columbiacountyfla.com

SUBJECT: Plat review for "Country Lake in Woodborough Phase 4", Columbia County

Mr. Stubbs

I reviewed the Plat of Country Lake in Woodborough Phase 4, for Chapter 177, F.S. Review for SD 0174 and found the Plat to be in compliance. I will need to sign and seal the plat.

If you have questions or need additional information, please contact me at your earliest convenience.

Sincerely, Timothy B. Alcorn PSM #6332



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.

Meeting Date: June 7, 2018	
Department: County Attorney	
Ben Scarf	
RDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CO CHAPTER 30 OF THE COUNTY CODE OF ORDINANCES TO REPE	AL
TO BUSINESS TAX RECEIPTS; ESTABLISHING THE ROLES AND LUMBIA COUNTY TAX COLLECTOR AND COUNTY CODE ENFOR	
tion, documents and forms for action i.e., contract agreements, quotes,	
et.	
N/A	
Yes Account No.	
No Please list the proposed budget amendment to fund this request	
Fund:	
TO:	AMOUNT:
For Use of County Manger Only	
	Department: County Attorney Ben Staff item: RDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CO. G CHAPTER 30 OF THE COUNTY CODE OF ORDINANCES TO REPE MAL LICENSE TAXES; AMENDING ARTICLE II OF THAT CHAPTER TO BUSINESS TAX RECEIPTS; ESTABLISHING THE ROLES AND DLUMBIA COUNTY TAX COLLECTOR AND COUNTY CODE ENFORC TY; AND PROVIDING AN EFFECTIVE DATE. Ition, documents and forms for action i.e., contract agreements, quotes, et. N/A Yes Account No. No Please list the proposed budget amendment to fund this request Fund:

ORDINANCE NO. 2018-2

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AMENDING CHAPTER 30 OF THE COUNTY CODE OF ORDINANCES TO REPEAL REFERENCES TO OCCUPATIONAL LICENSE TAXES; AMENDING ARTICLE II OF THAT CHAPTER TO INCORPORATE REFERENCES TO BUSINESS TAX RECEIPTS; ESTABLISHING THE ROLES AND RESPONSIBILITIES OF THE COLUMBIA COUNTY TAX COLLECTOR AND COUNTY CODE ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Columbia County, Florida has authority to levy and set the amount of local business tax for the privilege of engaging in or managing any business, profession or occupation within Columbia County;

WHEREAS, the Board of County Commissioners has previously adopted Ordinances imposing such taxes, all of which are codified in Chapter 30, Article II of the Columbia County Code of Ordinances;

WHEREAS, effective January 1, 2007, Florida Statutes Chapter 205, was amended to rename the Occupational License Tax the Local Business Tax;

WHEREAS, Florida Statutes Chapter 205 was renamed because some persons holding an occupational license have fraudulently used the license as proof of competency to perform the business, profession, or occupation for which the license was issued;

WHEREAS, the occupational license was never intended to be used for the purpose of proving competency to perform any business, profession, or occupation; and

WHEREAS, amending Chapter 30, Article II of the Columbia County Code of Ordinances and renaming the Occupational License Tax the Local Business Tax, along with other amendments set forth herein, will streamline the imposition of these taxes while helping to prevent further misrepresentations to consumers.

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

Section 1. FINDINGS

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

Section 2. CHAPTER 30, ARTICLE II AMENDED

Chapter 30, Article II of the Columbia County Code of Ordinances is amended in toto as follows:

Sec. 30-31. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Business, profession and occupation do not include the customary religious, charitable, or educational activities of nonprofit religious, nonprofit charitable, and nonprofit educational institutions in this county, which institutions are more particularly defined and limited as follows:

- (1) Religious institutions means churches and ecclesiastical or denominational organizations or established physical places for worship in this county at which nonprofit religious services and activities are regularly conducted and carried on, and also means church cemeteries.
- (2) Educational institutions means state tax supported or parochial, church and nonprofit private schools, colleges, or universities conducting regular classes and courses of study required for accreditation by or membership in the Southern Association of Colleges and Schools, the Department of Education, or the Florida Council of Independent Schools. Nonprofit libraries, art galleries, and museums open to the public are defined as educational institutions and eligible for exemption.

 (3) Charitable institutions means only nonprofit corporations operating physical facilities in this state at which are provided charitable services, a reasonable percentage of which are without cost to those unable to pay.

Classification means the method by which a business or group of businesses is identified by size or type, or both.

Collector or tax collector means the tax collector or the county.

Emigrant agent means any person engaged in hiring laborers or soliciting emigrants in the county, to be employed beyond the limits of the state; provided, however, that the provisions of this article shall not apply to any state or federal agency engaged in recruiting or referring laborers for employment beyond the limits of the state.

Junk means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, junked, dismantled, or wrecked automobiles or part thereof, iron, steel, and other old scraps ferrous or nonferrous material.

Junk dealer or salvage operator means any person who is not a traveling junk dealer within the purview of section 30-32(14) and is engaged in the business of maintaining and operating a junkyard or salvage yard.

Laundry equipment means any equipment necessary for the operation of a coin-operated laundry, including washers, dryers, pressing or ironing machines and soap, bleach and laundry bag dispensing machines. Any machine coming within the definition of laundry equipment under this definition shall be excluded from the definition of "merchandise vending machine" and "service vending machine."

Local entertainer means an entertainer who is a permanent resident of or maintains a permanent place of business in the county.

Local occupational license means the method by which the county grants the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction. It does not mean any fees or licenses paid to any board, commission, or officer for permits, registration, examination, or inspection. Such fees or licenses are to be regulatory and in addition to but not in lieu of, any local occupational license imposed under the provisions of this article.

Merchandise vending machine means any machine, contrivance or device which is set in motion or made or permitted to function by the insertion of a coin, slug, token, or paper currency and dispenses merchandise without the necessity of replenishing the device between each operation.

Merchandise vending machine operator means any person who operates for a profit 35 or more merchandise vending machines.

Person means any individual, firm, partnership, joint adventure, syndicate, or other group or combination acting as a unit, association, corporation, estate, trust, business trust, trustee, executor, administrator, receiver, or other fiduciary.

Retail sale or sale at retail means any sale to a consumer or to any person for any purpose other than for resale in the form of tangible personal property; provided, however, that no sale shall be construed to be a "retail sale" where goods, wares, and merchandise are sold in wholesale quantities at wholesale prices by licensed wholesale dealers under standing orders or through outside salespersons as distinguished from sales of small packages at retail prices or is sold in wholesale quantities and at wholesale prices to any governmental institution, subdivision or agency.

Retailer means every person engaged in the business of making sales at retail. The term "retailer" shall not include bulk plants or filling stations engaging principally in the sale of gasoline and other petroleum products; ice plants or ice dealers engaging principally in the sale of ice; bakeries and other manufacturing or processing plants selling only the products manufactured or processed therein; or restaurants, cafés, cafeterias, hotels and liquor stores; provided, however, that where food or intoxicating liquors are sold in connection with a principal business, but only incidental thereto, said principal business shall not be exempt from the license tax imposed herein. Provided, further, that incidental sales not otherwise excepted in this subsection made by a licensed wholesaler to consumers at wholesale prices, shall not be construed to be retail sales unless such sales exceed five percent of such wholesaler's total sale.

Scrap metal processing plant means an establishment or place of business maintaining and operating machinery and equipment used to process scrap iron, steel and other metals to specifications prescribed by, and for sale to, mills and foundries.

Scrap metal processor means a person maintaining and operating a scrap metal processing plant.

Service vending machine means any machine, contrivance or device which is set in motion or made or permitted to function by the insertion of a coin, slug, token or paper currency and which dispenses some service or amusement.

Service vending machine operator means any person who operates for a profit 35 or more service vending machines.

Taxpayer means any person liable for taxes imposed under the provisions of this article; any agent required to file and pay any taxes imposed hereunder; and the heirs, successors, assignees, and transferees of any such person or agent.

- issues a receipt evidencing payment of the tax levied hereunder and paid for the privilege of engaging in or managing any business, profession, or occupation within this jurisdiction. It does not evidence proof of payment of any fees for licenses paid to any board, commission, or officer for permits, registration, examination, or inspection. Such fees or licenses are to be regulatory and in addition to but not in lieu of, any local Business Tax Receipt imposed under the provisions of this Article. A Business Tax Receipt is strictly a revenue source for Columbia County, Florida and is not a license to be used for the purpose of proving competency to perform any business, profession, or occupation.
- 2. "Local governing authority" means the Board of County Commissioners of Columbia County, Florida.
- 3. "Person" means any individual, firm, partnership, joint adventure, syndicate, or other group or combination acting as a unit, association, corporation, estate, trust, business trust, trustee, executor, administrator, receiver, or other fiduciary, and includes the plural as well as the singular.
- 4. "Taxpayer" means any person liable for taxes imposed under the provisions of this Article; any agent required to file and pay any taxes imposed hereunder; and the heirs, successors, assignees, and transferees of any such person or agent.
- 5. "Business", "profession", and "occupation" do not include the customary religious, charitable, or educational activities of nonprofit religious, nonprofit charitable and nonprofit educational institutions in this state, which institutions are more particularly defined and limited as follows:
- (a) "Religious institutions" means churches and ecclesiastical or denominational organizations or established physical places for worship in

this state at which nonprofit religious services and activities are regularly conducted and carried on, and also means church cemeteries.

- (b) "Educational Institutions" means state tax supported or parochial, church and nonprofit private school, college, or universities conducting regular classes and courses of study required for accreditation by or membership in the Southern Association of Colleges and Secondary Schools, the Department of Education, or the Florida Council of Independent Schools. Nonprofit libraries, art galleries, and museums open to the public are defined as educational institutions and eligible for exemption.
- (c) "Charitable institutions" means only nonprofit corporations operating physical facilities in this state at which are provided charitable services, a reasonable percentage of which are without cost to those unable to pay.
- 6. "Retail" An exchange of goods for remunerations or barter from a physical location owned, rented or leased by the business owner/operator.
- 7. "Manufacturing" A location where products are created, sold and/or distributed to end-users or resellers for remunerations or barter.
- 8. "Service" A business in a permanent or movable location that performs a service not licensed or regulated by any Local, State or Federal jurisdiction.
- 9. "Professional" A business or any person who is required to have a State of Florida license and/or is regulated by the State of Florida.
- 10. "Collector" or "Tax Collector" means the Tax Collector of Columbia County, Florida.

Sec. 30-32. - Levy of occupational license taxes; enumeration. <u>Businesses, Occupations, and Professions Subject to Tax</u>

There is hereby levied an occupational license tax for the privilege of engaging in or managing any business, profession, or occupation within the territorial limits of the county, and every person who shall engage in or manage any business, profession or occupation in the county shall, except as exempted by this article, pay an occupational license tax for such privilege in the amount and subject to the terms and conditions, as set forth in this section.

(1) Advertising space renters. Every person renting for profit advertising space in or on any boat, car, bus, truck or other vehicle shall pay a license tax of \$3.00 for each such boat, car, bus, truck or other vehicle operated by him.

- (2) Amusement devices.
 - a. Every person who operates for a profit any game, amusement or recreational device, contrivance, or facility shall pay a license tax of \$15.00 on each such game, amusement or recreational device, contrivance or facility, up to a maximum license tax of \$500.00 under this subsection for any person.
 - b. Any person who operates any of the above devices for profit under the sponsorship of a merchant, shopping center or merchant, or shopping center or merchant's association shall be licensed under this section. This license shall be good for one location only; however, the licensee may return to the same location during the same license year without obtaining an additional license other than for any additional devices.
 - e. All amusement devices licensed under this subsection shall display in a prominent place on each such device a proper sticker or decal, to be furnished or approved by the tax collector, showing that the tax has been paid.
- (3) Cemeteries, mausoleums, or similar places. Every person engaged in the business of operating for a profit a cemetery, mausoleum or similar place or institution shall for each place of business pay a license tax of \$150.00.
- (4) Circuses, traveling shows, tent shows, side shows.
 - a. License tax. Shows of all kinds, including circuses, vaudeville, minstrels, theatrical, traveling shows, exhibitions or amusement enterprises, including carnivals, vaudeville, minstrels, rodeos, theatrical games or tests of skill, riding devices, dramatic repertoires and all other shows or amusements, or any exhibition giving performance under tents or temporary structures of any kind, whether such tents or temporary structures are covered or uncovered, shall pay a license tax for each day of \$225.00.
 - b. Main show. For the purposes hereof, the show, riding device, concession or side show charging the highest admission or fee shall be considered the main show in determining the license tax to be levied. When there is more than one such riding device, concession or side show in this admission or free price group, any one of the same may be considered the main show.
 - e. Side show allowed. Any of the shows mentioned in this section which have paid a license as provided in this section shall be allowed to operate a side show upon the payment of the license tax of \$30.00 for each day.
 - d. Side shows enumerated. The following shall be considered side shows on which shall be levied license taxes as provided above:
 - 1. All riding devices, including merry-go-rounds, Ferris wheels, or any other rides or automatic riding devices;
 - 2. All concessions, including revolving wheels, corn games, throwing balls, rolling balls, cane racks, knife racks, weighing machines, games or tests of skill or strength, candy machines, sandwich, confectionery or similar stands or any other booth, unit, tent or stand commonly known as a concession; and
 - 3. Every side show, exhibition, display, concert, athletic contest, lecture, minstrel, or performance to which admission is charged, a fee collected, or a charge is made for anything of value; provided that no license shall be issued for a side show unless a license has been paid for a main show,

or exhibition or structure; and provided further, that both licenses shall be issued to the same party and for the same day.

- e. Application of license taxes. The license taxes provided for by this subsection (4) shall be collected for each and every tent and for each and every day to which admission is charged; provided, however, that annual licenses may be issued to any of the shows or exhibitions mentioned in this section when such show or exhibition is permanently located in one place, upon the payment of six times the full amount of the daily license tax, according to the charge for admission and population as defined and prescribed by this section; but a license so issued shall be good only for the place for which it was originally taken out, and the tax collector shall so state in writing on the face of each such license.
- f. Partial license. No fractional or partial license shall be issued under this provision.
- g. Exemptions. Exempt from the provisions of this section are public fairs or expositions, as defined in F.S. ch. 616, and exhibits held by bona fide nonprofit organizations on the premises of a licensed public lodging establishment in connection with a convention.

(5) Contracting.

a. Generally. Each person who contracts or subcontracts to construct, alter, repair, dismantle or demolish buildings, roads, bridges, viaducts, sewers, water and gas mains or engages in the business of construction, alteration, repairing, dismantling or demolition of buildings, roads, bridges, viaducts, sewers, water and gas mains must obtain a license as a contractor. The license tax shall be determined by the maximum number of persons actually employed, or to be employed during the license year, in the county in which the work is performed and shall be at the following rates:

			\mathcal{C}	
1.	For 1 10	\$ 1	18.00	
2.	For 11 2	0	36.00	
3.	For 21 3	0	54.00	
4.	For 31 4	0	72.00	
5.	For 41 5	0	90.00	
6.	For 51 1	00 2	225.00	
7.	For 101	150	337.00	
8.	For 151	200	450.00	
9.	For 201 or	· more e	mplovees .	468.75

b. Number of employees. In determining the number of persons employed, all principals shall be deemed employees and be included in the calculation.

(6) Dancehalls, variety exhibitions.

a. Generally. Every person who operates any place for profit where dancing is permitted or where entertainment is provided for a charge, such as variety programs or exhibitions, shall pay a license tax of \$225.00. The license required by this section shall be in addition to any other license required by law, and the operation of such a place as herein described shall not be construed to be incidental to some other business; provided that a license may be issued for one night only, upon the payment of \$150.00, but in such cases the tax collector

must write across the license the words: "good for one night only"; provided, further, that this section shall not apply to hotels or motels of 50 licensed units or more paying an occupational license as provided for in subsection (21) of this section.

- b. Exemptions. Exempted from the provisions of this article are:
 - 1. Exhibitions in theater. Variety exhibitions conducted or exhibited in a motion picture theater which pays the annual occupational license tax as provided by law.
 - 2. Charitable or fraternal organization. Any traveling variety show or band which performs under the control of a charitable or fraternal organization, with the organization putting on the show on its own account and paying the show a fixed compensation (not on a percentage basis).
 - 3. Local cultural organizations. Local cultural or concert music organizations or professionals' or artists' organizations which appear under the auspices of such local cultural or concert music organizations.
 - 4. Educational institutions. Educational institutions and off-campus professional talent, when employed by such institutions for student entertainment, such as sports events, musical concerts, dance bands and dramatic productions, when such activities are produced or conducted under the auspices of such educational institutions.
 - 5. Local merchants. Traveling shows put on by local merchants, where no admission is charged, either directly or by increasing the price of items sold.
 - 6. Charity entertainments. Dances or variety entertainments given by local performers, the proceeds of which are given to local charities.
 - 7. Recreational dances. Any dance held by any group of private individuals who hold dances and dance competitions for recreation rather than profit and where the only charge made is to cover actual expenses incurred by the individuals in sponsoring the dances or dance competitions.
- (7) Electric power plants, gas plants and community television antenna companies.
 - a. License tax. Every person engaged in the business of furnishing electric power, gas or community television antenna service for a profit in the county shall pay the license tax of \$150.00.
 - b. Exemption. Any person serving less than 25 customers shall be exempt from paying this tax. c. Municipal corporations. Municipal corporations which own and operate their own electric power plant or gas plant shall not be subject to the above taxes.
- (8) Emigrant or labor agents. Every person carrying on the business of an emigrant agent in the county shall pay the license tax of \$1,875.00.
- (9) Fortunetellers, clairvoyants, and similar occupations.
 - a. License tax. Every fortuneteller, clairvoyant, palmist, astrologer, phrenologist, character reader, spirit medium, absent treatment healer, or mental healer and every person engaged in any occupation of a similar nature shall pay a license tax of \$225.00.

- b. Exemptions. This subsection does not apply to Christian churches which heal the sick by prayer or regularly ordained ministers of churches who are members of the Florida State Spiritualist Ministerial Association the charters of which are filed in the Library of Congress and on record in the state capitol in Tallahassee.
- (10) Insurance adjusters. All persons acting as insurance adjusters shall pay a license tax of \$15.00. The provisions of this section shall not apply to insurance agents.
- (11) Insurance agents.
 - a. License tax. All persons acting as insurance agents shall pay a license tax based on the maximum number of persons actually employed, or to be employed, during the license year in the following amounts:
 - 1. 1 5 employees \$ 22.00 2. 6 10 employees 54.00 3. 11 15 employees 80.00
 - 4. 16 20 employees 112.00
 - 5. 21 or more employees 150.00
 - b. Determination of employees. In determining the number of persons employed, all principals shall be deemed employees and be included in the calculation.
- (12) Scrap metal processors. Every person engaged in business as a scrap metal processor shall pay a license tax of \$150.00.
- (13) Junk dealers/salvage operators. Every person engaged in business as a junk dealer or salvage operator shall pay a license tax of \$100.00.
- (14) Junk dealers, traveling. Each person who travels from place to place purchasing junk shall pay a license tax of \$30.00.
- (15) Liquefied petroleum gas; distributors, installers, and manufacturers. All persons who deal in liquefied petroleum gas, either as distributors, installers or manufacturers, shall pay the following license taxes; however such persons shall be exempt from the provisions of subsections (5) and (7) of this section:
 - a. Manufacturers. Manufacture of appliances and equipment for use of liquefied petroleum gas \$125.00.
 - b. Installers. Installation of equipment to be used with liquefied petroleum gas 50.00.
 - c. Dealers. Dealer in liquefied petroleum gas, in appliances and equipment for use of such gas and in the installation of appliances and equipment 125.00.
- (16) Manufacturing, processing, quarrying and mining.
 - a. License tax. Every person engaged in the business of manufacturing, processing, quarrying, or mining must obtain a license under this section. The amount of the license tax shall be determined by the maximum number of persons actually employed or to be employed, during the license year in the county at the following rates:
 - 1. 1 10 employees \$ 15.00
 - 2. 11 20 employees 60.00
 - 3. 21 30 employees 90.00
 - 4. 31 40 employees 120.00
 - 5. 41 50 employees 180.00
 - 6. 51 or more employees 225.00

In determining the number of persons employed all principals shall be included in the calculation.

- b. Exemptions. No license shall be required under this section where the manufacturing, processing, quarrying, or mining is incidental to and a part of some other business classification for which a license is required by this article and is carried on at the place of business licensed under such classification.
- (17) Miscellaneous businesses not otherwise provided. Every person engaged in the operation of any business of such nature that no license can be properly required for it under any other provision of this article shall pay a license tax of \$225.00. This subsection shall include a roadside vendor or other person not operating from an established place of business and from a permanent structure or building; provided, however, that no license shall be required for the growing or producing of agricultural and horticultural products.
- (18) Moving picture shows, theaters and drive in theatres. Owners, managers or lessors of theaters or halls employing traveling troupes, theatrical, operatic or minstrel, giving performances in buildings fitted up for such purposes, or moving picture shows giving exhibitions in buildings permanently used for such purposes, or drive in theaters, shall pay the following tax of \$150.00.
- (19) Pawnbrokers. Every person engaged in the business of pawnbroker shall pay the license tax for each place of business of \$337.50.
- (20) Permanent exhibits. Anyone who operates for a profit in this state a permanent exhibit shall pay a license fee of \$225.00 for each exhibit in the county where the exhibit is located.
- (21) Professions, businesses, occupations.
 - a. License tax for profession. Every person engaged in the practice of any profession, who offers his service either directly or indirectly to the public for a consideration, whether or not such endeavor is regulated by law, shall pay a license tax of \$30.00 for the privilege of practicing, which license shall not relieve the person paying same from the payment of any license tax imposed on any business operated by him.
 - b. Display of license. Every person engaged in a profession, business or occupation regulated by law where licensing and qualification standards are required shall display and exhibit to the tax collector the license for the current year prior to the tax collector issuing an occupational license pursuant to this article.
 - e. Exemption. An occupational license shall not be required where a person, although licensed by law under a regulatory statute, is prohibited from engaging in a profession, business or occupation unless under the direct supervision of another person, individual or corporation.
 - d. Each professional office taxed. Every individual or group of individuals who operates a branch office, or any professional corporation which operates an office in which a profession is practiced, shall license each office in which the profession is practiced.
- (22) Public lodging establishments as defined in F.S. ch. 509 (hotels and motels).
 - a. Every person engaged in the business of renting accommodations at a public lodging establishment as defined in F.S. ch. 509 shall pay for each place of

- business an amount of \$0.93 for each room. However, no such establishment shall pay less than \$15.00 for said license. The room count to be used in this section shall be the same as used by the division of hotels and restaurants of the department of business and professional regulation under F.S. § 509.251.
- b. No occupational license shall be issued hereunder to any business coming under the provisions of this section until a license has been procured for such business from the division of hotels and restaurants of the department of business and professional regulation.
- (23) Public food service establishments as defined in F.S. ch. 509.
 - a. Every person engaged in the business of operating a public food service establishment as defined in F.S. ch. 509, operated in conjunction with some other line of business or not, shall pay a license tax based on the number of people for whom he has seats or accommodations for the service or consumption of food at any one time, in accordance with the following schedule:
 - 1. 0 30 seats \$ 30.00
 - 2. 31 74 seats 60.00
 - 3. 75 149 seats 90.00
 - 4. 150 or more seats 120.00
 - 5. Drive in restaurants where customers are served while seated in their cars 60.00.
 - The license required by this subsection shall be in addition to the license required in subsection (23)a.1-4 of this section.
 - b. The seating capacity used by the division of hotels and restaurants of the department of business and professional regulation under F.S. § 509.251 shall be used in this section.
 - e. No occupational license shall be issued hereunder to any business coming under the provisions of this section until a license has been procured for such business from the division of hotels and restaurants of the department of business and professional regulation.
- (24) Public service.
 - a. License tax. Every person engaged in any business in the county as owner, agent, or otherwise that performs some service for the public in return for a consideration shall pay a license tax based on the maximum number of persons actually employed, or to be employed, during the license year, in the following amounts:
 - 1. 1 5 employees \$ 22.00 2. 6 10 employees 54.00
 - 3. 11 15 employees 80.00
 - 4. 16 20 employees 112.00
 - 5. 21 or more employees 150.00
 - b. Exemption. No license shall be required under this section for any business the principal function of which is the performance of some service for the public in return for a consideration when the nature of the service is such that an occupational license is required of the business by some other section of this article; but this provision shall not be construed to exempt service departments

- of merchandising and other lines of business from the license required by this section, with the exception of gasoline service stations with not more than three persons engaged in the performance of a service for a consideration.
- c. Determination of employees. In determining the number of persons employed, all principals shall be deemed employees and be included in the calculation.
- (25) Retail store license. For the privilege of conducting, engaging in and carrying on the business of a retailer as defined herein, there is hereby levied and assessed upon every person, for each store located and operated within the county, an annual license tax in the sum of \$30.00. This section does not include a roadside vendor not operating from a permanent structure or building.
- (26) Schools, colleges, or other institutions. Every person engaged in the business of operating a school, college, or other educational or training institution for profit shall pay a license tax of \$30.00 for each place of business, except that persons giving lessons or instructions in their homes without assistants or a staff shall not be required to pay a license tax.
- (27) Telegraph systems. Every person engaged in the business of owning or operating a telegraph system within the county shall pay a license tax equal to one-half the number of miles of actual distance of lines in the county from point to point and not the number of miles of wire times \$0.8125.
- (28) Telephone systems. Every person engaged in the business of owning or operating a telephone system in this county for profit shall pay a license tax according to the following schedule:
 - a. On the first 1,000 telephone lines or fraction of 1,000, \$0.1875 for each telephone line operated or installed;
 - b. On the second 1,000 or fraction over 1,000, \$0.15, for each telephone line operated or installed; and
 - e. On all over 2,000, \$0.1125 for each telephone line operated or installed.

 Owners or managers of telephone systems operated or having installed less than 100 telephone lines in the county shall not be required to pay a license tax.
- (29) Trading, bartering, buying, lending, or selling intangible personal property.
 - a. License tax. Every person engaged in the business of trading, bartering, buying, lending or selling intangible personal property, whether as owner, agent, broker or otherwise, shall pay a license tax of \$75.00 for each place of business.
 - b. Exemption. No license shall be required under this section where the trading, bartering, buying, lending or selling is incidental to and a part of some other business classification on which an occupational license tax is imposed by this article.
- (30) Trading, bartering, serving or selling tangible personal property.
 - a. License tax. Every person engaged in the business of trading, bartering, serving, or selling tangible personal property as owner, agent, broker or otherwise, shall pay a license tax of \$30.00 which shall entitle him to maintain one place of business, and shall pay \$30.00 for each additional place of business; provided that the license for each bulk plant or depot of wholesaler dealers in petroleum products shall be \$75.00. This subsection shall not apply to a person not operating from an established place of business and from a permanent structure or building. Vehicles used by any person licensed under this article for the sale

- and delivery of tangible personal property either at wholesale or retail from his established place of business on which a license is paid shall not be construed to be separate places of business, and no license may be levied on such vehicles or the operators thereof as salespersons, or otherwise.
- b. Exemption. No license shall be required under this section where the trading, buying, bartering, serving or selling of tangible personal property is a necessary incident of some other business classification for which an occupational license is required by this or another law of this state and is carried on at the place of business licensed under such other classification, nor shall this section apply to any person engaged in the sale of motor vehicles or principally in the sale at retail of gasoline and other petroleum products.
- (31) Vending machines and vending machine operators.
 - a. Service; laundry equipment. Any person who operates for a profit, or allows to be operated for a profit, in his place of business or on his property, any merchandise vending machine, any service vending machine or any laundry equipment shall pay a license tax according to the following schedule except the exemptions allowed in subsection (30)b of this section:
 - 1. Merchandise. Merchandise vending machines, \$9.37 for each machine; provided, however, that when any merchandise vending machine is located in and operated only in a place of business for which a license has been duly issued for trading, buying, bartering, serving or selling tangible personal property under this article, the license tax thereon shall be \$3.75 for each machine.
 - 2. Service. Service vending machines, \$9.37 for each machine.
 - 3. Laundry. Laundry equipment, \$0.93 for each piece of equipment.
 - 4. Radio, television, or similar devices. Coin-operated radio, television and similar devices installed in businesses providing housing accommodations for the traveling public, \$21.00 for coin-operated radios, television sets, vibrating mattresses or similar devices installed in guestrooms in hotels, tourist homes, tourist courts, roominghouses and other businesses providing housing accommodations for the traveling public and further pay an annual license tax of \$0.37 for each device.
 - b. Exemptions. The following vending machines and lockers are exempt from the tax provided by this section:
 - 1. Stamps, juices, newspapers. All vending machines which dispense only United States postage stamps, unadulterated state-produced citrus juices or newspapers are hereby exempt from the payment of any excise or license tax levied by the state or any county, municipality or other taxing districts thereof.
 - 2. Food products. Coin operated vending machines located in licensed places of business and dispensing only nuts, citrus juices and other food products.
 - 3. Lockers, toilet locks. Coin-operated parcel-checking lockers and toilet locks used in railroad, bus, airport stations, or deports, and in hotels,

- boardinghouses, restaurants and restrooms for the convenience of the public.
- 4. Telephones. All coin-operated telephones which are otherwise subject to tax under this article.
- c. Merchandise vending machine operator. Every merchandise vending machine operator shall pay an annual license tax of \$150.00 for the privilege of engaging in such business, and shall further pay an annual license tax of \$0.93 for each machine.
- d. Service vending machine operator. Every service vending machine operator shall pay an annual license tax of \$281.25 for the privilege of engaging in such business, and shall further pay an annual license tax of \$2.25 for each machine.
- e. Display of decal. All machines licensed under this subsection shall display in a prominent place on each machine a proper sticker or decal, to be furnished or approved by the tax collector, showing that the tax has been paid.
- (32) Water companies and sewage disposal companies.
 - a. License tax. Every person engaged in the business of operating water companies or sewage disposal companies shall pay the license tax of \$150.00.
 - b. Definition. For the purpose of this section, any person furnishing water or sewage disposal service for profit shall be construed to be a water company or sewage disposal company; provided, however, that persons having wells or sewage disposal for private use and who may furnish not more than 25 neighbors with water or sewage disposal may be exempt from the provisions of this section.
 - c. Exemption. Municipal corporations which own and operate their own water plants and sewage disposal systems shall not be subject to the above license tax.
- A. There is hereby levied a Business Tax for the privilege of engaging in, managing, or operating any business, profession, or occupation within the territorial limits of Columbia County. Except as exempted hereunder, the Business Tax shall be assessed annually as follows:

1. Business, Profession, or Occupation: \$30.00 per location

2. Licensed Profession or Occupation: \$30.00 per licensed individual

B. Upon receipt of payment of the Business Tax, the Collector shall issue a Business Tax Receipt to the Business, Profession, Occupation, or Licensee reflecting payment for the applicable tax year, which receipt shall be kept or displayed in accordance with this Code.

Sec. 30-33. - Exemptions.

- (a) Farm, grove, horticultural, floricultural, tropical piscicultural, and tropical fish farm products; certain exemptions.
 - (1) Products of Florida. No local occupational license shall be required of any person for the privilege of engaging in the selling of farm, grove, horticultural,

- floricultural, tropical piscicultural, or tropical fish farm products, or products manufactured therefrom, except intoxicating liquors, wine, or beer, when such products were grown or produced by such person in the state.
- (2) Farmers' market. A wholesale farmers' produce market shall have the right to pay a tax of not more than \$200.00 for a license that will entitle the market's stall tenants to engage in the selling of agricultural and horticultural products therein, in lieu of such tenants being required to obtain individual local occupational licenses to so engage.
- (b) Exemption allowed certain persons, the aged, and widows with minor dependents.
 - (1) Generally. All disabled persons physically incapable of manual labor, widows with minor dependents, and persons 65 years of age or older, with not more than one employee or helper, and who use their own capital only, not in excess of \$1,000.00 shall be allowed to engage in any business or occupation in the county if they are residents of the county without being required to pay for a license. The exemption provided by this section shall be allowed only upon the certificate of reputable physician, that the applicant claiming the exemption is disabled, the nature and extent of the disability being specified therein, and in case the exemption is claimed by a widow with minor dependents, or a person over 65 years of age, proof of the right to the exemption provided by this section shall, upon application and furnishing of the necessary proof as aforesaid, be issued a license which shall have plainly stamped or written across the face thereof the fact that it is issued under this section, and the reason for the exemption shall be written thereon.
 - (2) Alcoholic beverages. In no event under this or any other law shall any person, veteran or otherwise be allowed any exemption whatsoever from the payment of any amount required by law for the issuance of a license to sell intoxicating liquors or malt and vinous beverages.
- (c) Exemptions allowed disabled veterans of any war or their unremarried spouses.
 - (1) Generally. Any bona fide, permanent resident elector of the state who served as an officer or enlisted person during any of the periods specified in F.S. § 1.01(14) in the armed forces of the United States, National Guard, or United States Coast Guard or Coast Guard Reserve, or any temporary member thereof, who has actually been, or may hereafter be, reassigned by the Air Force, Army, Navy, Coast Guard, or Marines to active duty during any war, declared or undeclared, armed conflicts, crises, etc., who was honorably discharged from the service of the United States, and who at the time of his application for a license as hereinafter mentioned shall be disabled from performing manual labor shall, upon sufficient identification, proof of being a permanent resident elector in the state, and production of an honorable discharge from the service of the United States:
 - a. Grant of license. Be granted a license to engage in any business or occupation in the state which may be carried on mainly through the personal efforts on the licensee as a means of livelihood and for which the state, county, or municipal license does not exceed the sum of \$50.00

- for each without payment of any license tax otherwise provided for by law; or
- b. Extent of exemption. Be entitled to an exemption to the extent of \$50.00 on any license to engage in any business or occupation in the state which may be carried on mainly through the personal efforts of the licensee as a means of livelihood when the state, county, or municipal license for such business or occupation shall be more than \$50.00. The exemption heretofore referred to shall extend to and include the right of licensee to operate an automobile for hire of not exceeding five passenger capacity, including the driver, when it shall be made to appear that such automobile is bona fide owned or contracted to be purchased by the licensee and is being operated by him as a means of livelihood and that the proper license tax for the operation of such motor vehicle for private use has been applied for and attached to said motor vehicle and the proper fees therefor paid by the licensee.
- (2) Cash payment. When any such person shall apply for a license to conduct any business or occupation for which either the county or municipal license tax as fixed by law shall exceed the sum of \$50.00, the remainder of such license tax in excess of \$50.00 shall be paid by him in cash.
- (3) Issuance of license. The tax collector shall issue to such persons as may be entitled hereunder a license pursuant to the foregoing provision and subject to the conditions thereof. Such license when issued shall be marked across the face thereof "Veterans Exempt License"—"Not Transferable." Before issuing the same, proof shall be duly made in each case that the applicant is entitled under the conditions of this article to receive the exemption herein provided for. The proof may be made by establishing to the satisfaction of such tax collecting authority by means of certificate of honorable discharge or certified copy thereof that the applicant is a veteran within the purview of this section and by exhibiting:
 - a. Government-rated disability. A certificate of government-rated disability to an extent of ten percent or more;
 - b. Physician. The affidavit or testimony of a reputable physician who personally knows the applicant and who makes oath that the applicant is disabled from performing manual labor as a means of livelihood;
 - c. Veteran's service office. The certificate of the veteran's service office of the county in which the applicant lives, duly executed under the hand and seal of the chief officer and secretary thereof, attesting the fact that the applicant is disabled and entitled to receive a license within the meaning and intent of this section;
 - d. Pension certificate. A pension certificate issued to him by the United States by reason of such disability; or
 - e. Other proof. Such other reasonable proof as may be required by the tax collecting authority to establish the fact that such applicant is so disabled.

- All licenses issued under this section shall be in the same general form as other county occupational licenses and shall expire at the same time as such other licenses are fixed by law to expire.
- (4) Fraud; issuance to county elector. All licenses obtained under the provisions of this section by the commission of fraud upon any issuing authority shall be deemed null and void. Any person who has fraudulently obtained any such license, or who has fraudulently received any transfer of a license issued to another, and has thereafter engaged in any business or occupation requiring a license under color thereof shall be subject to prosecution as for engaging in a business or occupation without having the required license as provided in this article. Such license shall not be issued in this county except to a veteran who is a bona fide resident citizen elector of the county, unless such veteran applying therefor shall produce to the tax collector in this county a certificate of the tax collector of his home county to the effect that no such exemption from license has been granted to such veteran in his home county within the state.
- (5) Alcoholic beverages. In no event, under this or any other law, shall any person, veteran or otherwise be allowed any exemption whatsoever from the payment of any amount required by law for the issuance of a license to sell intoxicating liquors or malt and vinous beverages.
- (6) Spouse of deceased veteran. The unremarried spouse of a deceased disabled veteran of any war in which the United States armed forces participated will be entitled to the same exemptions as the disabled veteran.
- (d) Religious tenets; exemption. Nothing in this article shall be construed to require a license for practicing the religious tenets of any church.
- (e) Charitable or similar organizations; occasional sales; fundraising exemption. No occupational license shall be required of any charitable, religious, fraternal, youth, civic, service, or other such organization when the organization makes occasional sales or engages in fundraising projects when the projects are performed exclusively by the members thereof and when the proceeds derived from the activities are used exclusively in the charitable, religious, fraternal, youth, civic, and service activities of the organization.
- (f) Mobile home setup operations. No occupational license shall be required of a duly licensed mobile home dealer or a duly licensed mobile home manufacturer, or an employee of such dealer or manufacturer, who performs setup operations as defined in F.S. § 320.822 to engage in such occupations. However, such dealer or manufacturer shall be required to obtain a local occupational license for his permanent business location or branch office, which license shall not require for its issuance any conditions other than those required by F.S. ch. 320.
- 1. Farm, grove, horticultural, floricultural, tropical piscicultural, and tropical fish farm products, certain exemptions.
 - (a) No local Business Tax Receipt shall be required of any person for the privilege of engaging in the selling of farm, grove, horticultural, floricultural, tropical piscicultural, or tropical fish farm products, or products manufactured there from,

- except intoxicating liquors, wine, or beer, when such products were grown or produced by such person in the state of Florida.
- (b) A wholesale farmers' produce market or flea market shall have the right to pay a tax of not more than \$200.00 for a Business Tax Receipt that will entitle the market's stall tenants to engage in the selling of agricultural and horticultural products therein, in lieu of such tenants being required to obtain individual local Business Tax Receipts to so engage.
- 2. Exemption allowed certain persons, the aged, and widows with minor dependents.
 - (a) All disabled person physically incapable of manual labor, widow with minor dependents, and persons 65 years of age or older, with not more than one employee or helper, and who use their own capital only, not in excess of \$1,000.00 shall be allowed to engage in any business or occupation in Columbia County if they are residents of Columbia County without being required to pay for a Business Tax Receipt. The exemption provided by this section shall be allowed only upon the certificate of reputable physician, that the applicant claiming the exemption is disabled, the nature and extent of the disability being specified therein, and in case the exemption is claimed by a widow with minor dependents, or a person over 65 years of age, proof of the right to the exemption provided by this section shall, upon application and furnishing of the necessary proof as aforesaid, be issued a Business Tax Receipt which shall have plainly stamped or written across the face thereof the fact that it is issued under this section, and the reason for the exemption shall be written thereon.
 - (b) In no event under this or any other law shall any person, veteran or otherwise, be allowed any exemption whatsoever from the payment of any amount required by law for the issuance of a Business Tax Receipt to sell intoxicating liquors or malt and vinous beverages.
- 3. Exemptions allowed disabled veterans of any war or their un-remarried spouses.
 - (a) Any bona fide, permanent resident elector of the state of Florida who served as an officer or enlisted person during any of the periods specified in s. 1.01(15) in the Armed Forces of the United States, National Guard, or United States Coast Guard or Coast Guard Reserve or any temporary member thereof, who has actually been , or may hereafter be, reassigned by the Air Force, Army, Navy, Coast Guard, or Marines to active duty during any war, declared or undeclared, and conflicts, crises, etc. who was honorably discharged from the service of the United States, and who at the time of his or her application for a Business Tax Receipt as hereinafter mentioned shall be disabled from performing manual labor shall, upon sufficient identification, proof of being a permanent resident elector in the state, and production of an honorably discharged from the service or the United States:

- (1) Be granted a Business Tax Receipt to engage in any business or occupation in the state which may be carried on mainly through the personal efforts on the Business Owner as a means of livelihood and for which the state, county, or municipal Business Tax Receipt does not exceed the sum of \$50.00 for each without payment of any Business Tax Receipt otherwise provided for by law; or
- Receipt to engage in any business or occupation in the state which may be carried on mainly through the personal efforts of the Business Owner as a means of livelihood when the state, county, or municipal Business Tax Receipt for such business or occupation shall be more than \$50.00. The exemption heretofore referred to shall extend to and include the right of Business Owner to operate an automobile-for-hire of not exceeding five passenger capacity, including the driver, when it shall be made to appear that such automobile is bona fide owned or contracted to be purchased by the Business Owner and is being operated by him or her as a means or livelihood and that the proper Business Tax Receipt for the operation of such motor vehicle for private use has been applied for and attached to said motor vehicle and the proper fees therefore paid by the Business Owner.
- (b) When any such person shall apply for a Business Tax Receipt to conduct any business or occupation for which either the county or municipal Business Tax Receipt as fixed by law shall exceed the sum of \$50.00, the remainder of such Business Tax Receipt in excess of \$50.00 shall be paid by him in cash.
- Tax Receipt pursuant to the foregoing provision and subject to the conditions thereof: Such Business Tax Receipt when issued shall be marked across the face thereof "Veterans Exempt Business Tax Receipt" "Not Transferable". Before issuing the same, proof shall be duly made in each case that the applicant is entitled under the conditions of this law to receive the exemption herein provided for. The proof may be made by establishing to the satisfaction of such tax collecting authority by means of certificate of honorable discharge or certified copy thereof that the applicant is a veteran within the purview of this section and by exhibiting:
 - (1) A certificate of government-rated disability to an extent of 10 percent or more;
 - (2) The affidavit or testimony of a reputable physician who personally knows the applicant and who makes oath that the applicant is disabled from performing manual labor as a means of livelihood;
 - (3) The certificate of the veteran's service office of the county in which applicant lives, duly executed under the hand and seal of the chief officer

- and secretary thereof, attesting the fact that the applicant is disabled and entitled to receive a Business Tax Receipt within the meaning and intent of this section;
- (4) A pension certificate issued to him or her be the United States by reason of such disability; or
- (5) Such other reasonable proof as may be required by the tax collecting authority to establish the fact that such applicant is so disabled.

All Business Tax Receipts issued under this section shall be in the same general form as other county, Business Tax Receipts and shall expire at the same time as such other Business Tax Receipts are fixed by law to expire.

- (d) All Business Tax Receipts obtained under the provisions of this section by the commission of fraud upon any issuing authority shall be deemed null and void. Any person who has fraudulently obtained any such Business Tax Receipt, or who has fraudulently received any transfer of a Business Tax Receipt issued to another and has thereafter engaged in any business or occupation requiring a Business Tax Receipt under color thereof shall be subject to prosecution as for engaging in a business or occupation without having the required Business Tax Receipt as provided in this Article. Such Business Tax Receipt shall not be issued in this county except to a veteran who is a bona fide resident citizen elector of Columbia County, unless such veteran applying therefore shall produce to the tax collector of his or her home county to the effect that no such exemption from Business Tax Receipt has been granted to such veteran in his or her home county within the State of Florida.
- (e) In no event, under this or any other law, shall any person, veteran or otherwise, be allowed any exemption whatsoever from the payment of any amount required by law for the issuance of a Business Tax Receipt to sell intoxicating liquors or malt and vinous beverages.
- (f) The un-remarried spouse of a deceased disabled veteran of any war in which the United Sates Armed Forces participated will be entitled to the same exemptions as the disabled veteran.
- Religious tenets; exemption.
 Nothing in this Article shall be construed to require a Business Tax Receipt for practicing the religious tenets of any church.
- 5. Charitable, etc., organizations, occasional sales, fund raising exemption.
 No Business Tax Receipt shall be required of any charitable, religious, fraternal, youth, civic, service, or other such organization when the organization makes occasional sales or engage in fundraising projects when the projects are performed exclusively by the members

thereof and when the proceeds derived from the activities are used exclusively in the charitable, religious, fraternal, youth, civic, and service activities of the organization.

6. Mobile home setup operations.

Mobile home dealers or manufactures shall be required to obtain a local Business Tax Receipt for their permanent business location or branch office. Each Mobile Home setup operator who is not an employee of a Mobile home dealer or manufacturer is required to obtain a local Business Tax Receipt.

Sec. 30-34. - Professions regulated by other local, state, or federal law. Repealed.

- (a) State-licensed or -regulated professions. Any person applying for the first time for a local occupational license to practice any profession regulated by the state department of business and professional regulation, or any board or commission thereof, must exhibit an active state certificate, registration, or license, or proof of copy of the same, before such local occupational license may be issued.
- (b) Pharmacies and pharmacists. The tax collector shall not issue an occupational license to operate a pharmacy unless the applicant shall first exhibit a current permit issued by the state board of pharmacy; however, no such occupational license shall be required in order to practice the profession of pharmacy.
- (c) Local certificates of competency. The tax collector shall not issue an occupational license to any person to engage in or carry on any trade or business set forth in section unless the applicant shall first exhibit a current certificate of competency for such trade or business as required by said article and as issued by the office of the county building inspector.
- (d) More restrictive regulatory law or ordinance. No provision of this article shall be construed to permit the operation of any business or the performance of any activity prohibited or otherwise more restrictively regulated under any other local, state, or federal law. Further, the licensing of any business or activity under this article shall in no way be construed to permit or allow any business or activity which is contrary to any other local, state, or federal law.

Sec. 30-35. - Administration of license Business Tax Receipt issuance.

- (a) License sold by tax collector; due dates; partial licenses; delinquency. All licenses shall be sold by the tax collector beginning August 1 of each year and shall be due and payable on or before September 30 of each year and shall expire on September 30 of the succeeding year. In the event that September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30. Partial licenses may be sold after April 1 for a six-month period ending September 30. Those licenses not renewed when due and payable shall be considered delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed 25 percent of the occupational license tax for the delinquent establishment.
- (b) Penalties. Failure to pay the license tax herein provided when due shall be a misdemeanor of the second degree, punishable as provided in section 1-10.

- (c) Enforcement by code enforcement board. At the discretion of the tax collector, this article may be enforced by a code enforcement board duly created and authorized by the board of county commissioners.
- (d) Application for license. No license shall be issued except upon written application of the person applying for the same. The collector, before issuing a license based wholly, or partly, upon capacity, number of persons employed, or any other contingency, shall require the person applying for such license to file, under oath, a statement giving full and complete information relative to the capacity, number of persons employed, or other contingency, as the case may be. The applications and statements required by this article shall be retained as a part of the records of the collector's office. The application forms required in this article shall be furnished or approved by the collector.
- (e) Making false statements in application for license. Any person who, in applying to the collector for a license based upon capacity, number of persons employed, or any other contingency, makes a false statement under oath of capacity, number of persons employed, or other contingency shall be guilty of a misdemeanor of the second degree and, upon conviction, be punishable as provided in section 1-10.
- (f) Display of license. The tax collector shall make a duplicate of each license issued. The person obtaining the license shall keep the same displayed conspicuously at the place of business and in such a manner as to be open to the view of the public and subject to the inspection of all duly authorized officers of the county. Failure to do so shall subject the person to payment of another license tax for engaging in or managing the business or occupation for which the license was obtained.
- (g) Term of licenses. No license issued hereunder shall be issued for more than one year, and all licenses shall expire on September 30 of each year, except as otherwise provided by law.
- (h) Transfer of license to new owner. All business licenses may be transferred to a new owner when there is a bona fide sale of the business upon payment of a transfer fee of \$3.00 and presentation of the original license and evidence of the sale.
- (i) Transfer of license to new location. Upon written request and presentation of the original license, any license may be transferred from one location to another location in the county upon payment of a transfer fee of \$3.00.
- (j) Each location to have separate license. Any person who operates any of the businesses provided for herein at more than one location, each location shall be considered a separate business and a separate license is required unless otherwise provided for herein.
- (k) Occupations falling into more than one classification. When any occupation, business, profession or privilege shall fall into more than one of the classifications contained in the schedule set forth, such occupation, business, profession or privilege shall be required to comply with the license requirements of only the primary or principal occupation, business, profession or privilege as determined by the tax collector. However, should the licensing of such principal occupation, business, profession or privilege be preempted to the state, then the person shall be required to comply with the license requirements of the secondary occupation, business, profession or privilege as determined by the tax collector.
- (1) Compliance with zoning, building, fire, health, and policy regulations. An applicant for a license, in addition to meeting the requirements set forth in this article for issuance of said license, shall comply with all applicable zoning, building, fire, health, and other local, state, and federal regulations pertaining to the location of the business for which the license is

issued. However, issuance of an occupational license shall not constitute a certification or acknowledgement by the county as to compliance with any such regulations, and shall not waive or exempt the applicant or license holder from compliance with all such regulations; nor shall the county be prevented from revoking any license issued, pursuant to provisions hereof, for violation of any such regulations existing prior to or arising subsequent to issuance of such occupational license.

(m)Revocation, suspension.

- (1) Authorized; grounds. Any license issued pursuant to this article may be suspended or revoked by the chief license inspector designated by the board of county commissioners upon a finding of good cause including, but not limited to, the following grounds:
 - a. The licensee engages in or permits a nuisance upon the licensed premises.
 - b. The licensee engages in or permits disorderly or illegal conduct upon the licensed premises.
 - c. The licensee fails to comply with applicable local, state or federal fire prevention, police, health, environmental, building, or zoning regulations and such failure continues after reasonable written notice has been given by the county to the licensee to eliminate or correct any such non-compliance.
 - d. The licensee violates any other applicable local, state of federal article or statute regulating the licensed activity.
- (2) Notice; appeal; hearing. Revocation or suspension of the license shall be accomplished by delivery to the licensee by personal delivery or by certified mail, return receipt requested, at the licensee's address, as shown in the application for license, of notice of revocation or suspension to be effective ten days following such delivery. Any licensee so notified may appeal the decision of the chief license inspector to the board of county commissioners by delivering written notice of appeal to the chief license inspector prior to the revocation or suspension date contained in the notice of the revocation or suspension and which appeal shall automatically stay the revocation or suspension pending final disposition by the board of county commissioners. The chief license inspector shall promptly forward the notice of appeal and all relevant documents to the board of county commissioners, which shall set a hearing on the appeal and give notice to the licensee at least five days prior thereto. After a hearing, the board of county commissioners may sustain, modify or withdraw the revocation or suspension.
- (3) Reissuance. No license having been suspended or revoked pursuant to the provisions of this article shall be reissued or reinstated less than six months following the revocation or suspension date, unless the applicant for reissuance or reinstatement certifies under oath that the person or persons whose conduct resulted in the revocation or suspension of the license have ceased any direct or indirect connection with the applicant's business or business premises.
- (n) Denial of occupational license. The county may deny an application for an occupational license based on presentation of evidence showing the existence of cause, including, but not limited to, the following:

- (1) The applicant, with respect to the business sought to be licensed, is in violation of any applicable ordinances, statutes, or regulations pertaining to or regulating such business.
- (2) The applicant, its agents, or employees have been convicted of any crimes involving moral turpitude, fraud, or dishonesty while engaged in a business similar to that for which a license is sought.

Any denial will be in writing to the applicant stating the reason for denial. An applicant denied a license hereunder may appeal to the board of county commissioners in the manner provided in subsection (m) of this section.

- 1. Business Tax Receipts Sold by Tax Collector; Due Dates; Partial Licenses; Delinquency.
 - (a) All business tax receipts shall be sold by the appropriate Tax Collector beginning July 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30.
 - (b) <u>Partial Business Tax Receipts may be sold after April 1 for a 6-month period ending September 30.</u>
 - (c) Those Business Tax Receipts not renewed when due and payable shall be considered delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed 25 percent of the Business Tax Receipt fee for the delinquent establishment.

2. Penalties.

<u>Failure to pay the Business Tax Receipt herein provided when due shall be a misdemeanor of the 2nd degree, punishable as provided in Florida Statues Section 775.082, 775.083, and 775.084.</u>

3. Enforcement by County Code Enforcement

This ordinance is to be enforced by County Code Enforcement authorized by the Board of County Commissioners of Columbia County, Florida.

4. Application for Business Tax Receipt.

No Business Tax Receipt shall be issued except upon written application of the person applying for the same. The applications and statements required by this Ordinance shall be retained as a part of the records of the Collector's office. The application forms required in this Ordinance shall be furnished by the Collector on forms approved by the County Attorney.

5. Fictitious Name Registration.

All persons applying for a Business Tax Receipt utilizing any fictitious name shall have that name registered through the State of Florida in accordance with State Law.

6. Making False Statements in Application for Business Tax Receipts.

Any person who makes a false statement under oath shall be guilty of a misdemeanor of the 2nd degree and upon conviction be punishable as provided in Florida Statutes Sections 775.082, 775.083, and 775.084.

7. Display of Business Tax Receipts.

The person obtaining the Business Tax Receipt shall keep the same display conspicuously at the place of business and in such a manner as to be open to the view of the public and subject to the inspection of all duly authorized officers of Columbia County. Failure to do so shall subject the person to payment of another Business Tax Receipt for engaging in or managing the business or occupation for which the Business Tax Receipt was obtained.

8. Term of Business Tax Receipt.

All Business Tax Receipts shall expire on September 30th of each year. New Business Tax Receipts can be issued as of July 1st when the current Renewal Notices are mailed and will have the expiration date of September 30th of the following year.

9. Transfer of Business Tax Receipt to New Owner or Transfer to a New Location.

A Business Tax Receipt may be transferred to a new owner or transferred to a new location.

To have a Business Tax Receipt issued to a new owner or transferred to a new location, a new Business Tax Receipt Application will need to be completed and filed with the Tax Collector's Office.

10. Each Location to Have Separate Business Tax Receipt.

Any person who operates any of the businesses provided for herein at more than one location, each location shall be considered a separate business and a separate Business Tax Receipt is required unless otherwise provided for herein.

11. Compliance with Zoning, Building, Fire, Health, and Policy Regulations.

The Tax Collector shall be under no obligation or duty to certify or verify compliance with any Zoning, Building, Fire, Health, or Policy regulations. Issuance of a Business Tax Receipt shall not operate or be construed to waive or exempt the applicant or Business Tax Receipt holder from compliance with all such regulations; nor shall the County be prevented from revoking any Business Tax Receipt issued, pursuant to provisions hereof, for violation of any such regulations existing prior to or arising subsequent to issuance of such Business Tax Receipt.

12. Revocation, Suspension.

- (a) Any Business Tax Receipt issued pursuant to this chapter may be suspended or revoked by County Code Enforcement upon a finding of good cause, including, but not limited to, the following grounds:
 - (1) The owner/operator engages in or permits a nuisance upon the premises.
 - (2) The owner/operator engages in or permits disorderly or illegal conduct upon the premises.

- (3) The owner/operator fails to comply with applicable local, state, or federal fire prevention, police, health, environmental, building, or zoning regulations and such failure continues after reasonable written notice has been given by the County to the licensee to eliminate or correct any such non-compliance.
- (4) The owner/operator violates any other applicable local, state or federal ordinance or statute regulating the business activity.
- (b) Revocation or suspension of the Business Tax Receipt shall be accomplished by delivery to licensee by personal delivery or by certified mail, return receipt requested, at the Business address, as shown in the application for license, of notice of revocation or suspension to be effective ten (10) days following such delivery. Any owner/operator so notified may appeal the decision of the Business Tax Receipt Inspector to the Board of County Commissioners by delivering written notice of appeal to the Business Tax Receipt Inspector prior to the revocation or suspension date contained in the notice of the revocation or suspension and which appeal shall automatically stay the revocation or suspension pending final disposition by the Board of County Commissioners. The Business Tax Receipt Inspector shall promptly forward the notice of appeal and all relevant documents to the current Chairman of the Board of County Commissioners and the County Manager, which shall set a hearing on the appeal and give notice to the Business Tax Receipt Holder at least five (5) days prior thereto. After a hearing, the Board of County Commission may sustain, modify, or withdraw the revocation or suspension.
- (c) No Business Tax Receipt having been suspended or revoked pursuant to the provisions of this chapter shall be reissued or reinstated less than six (6) months following the revocation or suspension date, unless the applicant for re-issuance or reinstatement certifies under oath that the person or persons whose conduct resulted in the revocation or suspension of the license have ceased any direct or indirect connection with the applicant's business or business premises.
- Sec. 30-36. Revenue from occupational license Business Tax Receipts.
 - (a) Costs deducted. The tax collector shall deduct from the monies received by him pursuant to this article his actual costs of collection.
 - (b) Revenues apportioned. The remaining revenues derived from the occupational license tax after costs of collection shall be apportioned between the unincorporated area of the county and the incorporated municipalities located therein by a ratio derived by dividing their respective populations by the population of the county.
 - (c) Delivery of revenues. The revenues so apportioned shall be sent to the governing authority of each municipality, according to its ratio, and to the board of county commissioners, according to the ratio of the unincorporated area, within 15 days following the month of receipt.
 - 1. The Tax Collector shall deduct from the monies received by the Tax Collector pursuant to this ordinance less the Tax Collector's actual costs of collection.

- 2. The remaining revenues derived from the Business Tax Receipt after costs of collection shall be apportioned between the unincorporated area of the County and the incorporated municipalities located therein by a ratio derived by dividing their respective populations by the population of the county.
- 3. The revenues so apportioned shall be sent to the governing authority of each municipality, according to its ratio, and to the governing authority of the county, according to the ratio of the unincorporated area, within 30 days following the month the Business Tax Receipt Roll is closed out. This annual distribution schedule is agreed upon by the Local Governing Authority and the Tax Collector.

Section 3. REFERENCES TO "OCCUPATIONAL LICENSE TAX"

Any references to the "occupational license tax" found within the County's Code of Ordinances shall be amended to refer instead to the "business tax receipt".

Section 4. SEVERABILITY

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

Section 5. EFFECTIVE DATE

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

DULY ADOPTED by the Board of C day of, 2018	County Commissioners of Columbia County, Florida, this
	BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA
	By: Tim Murphy, Chair
Approved as to form and legality:	ATTEST: P. Dewitt Cason, Clerk of Court
Joel F. Foreman, County Attorney	Deputy Clerk
Effective Date:	



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: May 23, 201	8	
Name: Joel Foreman	Department: County Attorney	
Division Manager's Signatur	re: Ben Scatt	
1. Nature and purpose of ag	enda item:	
Resolution 2018R-17, Excl	hange of Real Property: Partners of Hope International, Real Road	
Attach any correspondence in memorandums, etc.	formation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current b	oudget.	
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:	то:	AMOUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	

RESOLUTION NO. 2018R-17

A RESOLUTION OF THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING THE EXCHANGE OF REAL PROPERTY PURSUANT TO FLORIDA STATUTES SECTION 125.37

WHEREAS, Florida Statutes section 125.37 provides that where, in the opinion of the board of county commissioners, the county holds and possesses any real property that is not needed for county purposes, and such property may be to the best interest of the county exchanged for other real property, which the county may desire to acquire for county purposes, the board of county commissioners is authorized and empowered to make such an exchange;

WHEREAS, Partners of Hope International ("PHI") is a private, not-for-profit entity that owns real property, Parcel Identification Number 35-35-16-02585-000 (the "PHI Tract") adjacent to property owned by Columbia County, Parcel Identification Number 35-35-16-02585-011 (the "County Tract");

WHEREAS, PHI has requested the County exchange a portion of the County Tract for a portion of the PHI Tract, and has articulated why this exchange is in the mutual best interests of the County and PHI;

WHEREAS, PHI presented its proposal for an exchange to the Board of County Commissioners on May 17, 2018, and the Board of County Commissioners expressed its approval of such an exchange; and

WHEREAS, in accordance with the requirements of Florida Statutes section 125.37 a notice of the Board's consideration of the exchange and this resolution was published once a week for at least 2 weeks in the Lake City Reporter before the adoption of this resolution.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Columbia County, Florida, as follows:

- The recitals above are incorporated herein as the findings of the Columbia County Board of County Commissioners.
- 2. The exchange of real property as reflected on the attached Exhibit "A" is, in the opinion of the Columbia County Board of County Commissioners, in the best interest of the county as the portions of the County Tract to be conveyed are not being put to county purposes and the county desires to receive that portion of the PHI Tract for county purposes.
- 3. The County Attorney and staff are authorized and directed to give effect to this resolution and the Chairman of the Board of County Commissioners shall execute such deeds and other instruments as may be necessary to convey and receive title.

PASSED AND ADOPTED in regular session on this 7th day of June, 2018, at Lake City, Columbia County, Florida.

	BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA
	By: Tim Murphy, Chairman
	ATTEST:
(SEAL)	P. DeWitt Cason
	Clerk of Court



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: June 1, 2018		Meeting Date:	June 7, 2018	
Name: Joel Foreman		Department:	County Attorney	
Division Manager's Signatur	e: Ben Su	ef		
1. Nature and purpose of age	nda item:			
Proposed easement enhan owners	cement at Montgome	ry Building as	requested by tenant and adjoining	parcel
Attach any correspondence informemorandums, etc.	ormation, documents a	nd forms for ac	tion 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 request	ne proposed bu	dget amendment to fund this	
Budget Amendment Number:		Fund	:	
FROM:		TO:		AMOUNT:
	For Use of	County Mang	er Only:	
	Consent Ite	em X D	iscussion Item	

MEMORANDUM

To: Board Agenda, June 7, 2018

From: Joel F. Foreman

Re: Request for Enhancement of Easement – Montgomery Building

Date: June 1, 2018

Pursuant to the Board's direction of May 3, 2018, County staff and this office met with the owners of Halpatter Brewing Company, Marion Street Deli and Pub, and The Decker Law Firm (successor to the Rowand Revocable Trust) regarding whether the Board would consider enhancement of the ingress/egress easement at the Montgomery Building.

All three gentlemen understood the Board members' expressed concerns about this change. All three were advised that no encroachment that impeded access for ingress or egress would be taken lightly by the Board, and all three agreed that their intention was to respect that.

All improvements for utilities or drainage will be completed so as not to interfere with ingress/egress. With that in mind, I have prepared the attached for the Board's consideration. Although not required for an effective conveyance, I have asked the owners of the adjoining private property to acknowledge their consent to and understanding of the limited enhancement to the easement.

I request the board take this up for consideration and action on June 7, 2018.

PREPARED BY AND RETURN TO: JOEL F. FOREMAN 207 S. Marion Avenue PO BOX 550 Lake City, Florida 32056

AMENDED NON-EXCLUSIVE EASEMENT DEED

THIS AMENDED DEED OF EASEMENT, made the _____ day of June 2018, and which amends the NON-EXCLUSIVE EASEMENT DEED recorded November 21, 2016 at Book 1326, Page 103 of the Public Records of Columbia County, Florida, by COLUMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is P.O. Box 1529, Lake City, FL 32056, hereinafter called the Grantor, to MARION STREET DELI AND PUB, LLC, whose address is 281 N. Marion Avenue, Lake City, Florida 32055; and THE DECKER LAW FIRM, P.A., whose address is 261 N. Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantees.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby amend its prior grant, unto the Grantees and Grantees' successors, to permit the placement of underground utilities within the easement described below as well as drainage features therein, so long as such utilities and drainage facilities do not impair the easement's use for ingress and egress. That easement is more particularly described as:

A part of the East 1/2 of Block 10 of the Central Division of the City of Lake City, Florida, be described as follows: COMMENCE at the Northwest corner of said East 1/2 of Block 10 and run N.88°41'54"E. along the North line of said East 1/2 of Block 10 a distance of 15.00 feet to the POINT OF BEGINNING; thence continue N.88°41'54"E. still along the North line of said East 1/2 of Block 10 a distance of 12.00 feet; thence S.01°13'56"E. along a line 27.00 feet East of and parallel to the West line of said East 1/2 of Block 10 a distance of 92.29 feet; thence S.88°46'04"W. 12.00 feet; thence N.01°13'56"W. along a line 15.00 feet East of and parallel to the West line of said East 1/2 of Block 10 a distance of 92.27 feet to the POINT OF BEGINNING.

Said easement shall not be encumbered or obstructed in such a way as to deny Grantor or Grantees ingress or egress, shall be for the benefit of Grantor and Grantees alike, and is intended be servient to those parcels of land adjacent to the above-described easement.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners the day and year aforesaid.

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

BY:	
	Tim Murphy, Chair
ATT	EST:
BY:	
	P. DeWitt Cason, Clerk of Courts

CONSENT OF GRANTEES TO AMENDMENT

We, the undersigned grantees, have read and consent to the amendment of the easement herein described and amended, and agree to abide by the terms hereof. The benefit of this easement will run with the land, as will our obligation hereunder.

Ron Robbins, MGRM	Andrew J. Decker, IV, President
Marion Street Deli and Pub, LLC	The Decker Law Firm, P.A.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: May 30, 2018	Me	eting Date:	June 7, 2018	
Name: Kevin Kirby	De	– partment: Pu	ublic Works	
Division Manager's Signature:	Ben Scatt			
1. Nature and purpose of agenda	item:			
BA 18-52: Approve estimate ar	nd fund reconstruction	on of High Fal	ls Road Bridge	
Attach any correspondence information memorandums, etc.	ation, documents and	forms for actio	n i.e., contract agreements, quotes	,
2. Fiscal impact on current budg	et.			
Is this a budgeted item?	N/A			
	Yes Account No.			
x	No Please list the μ request	oroposed budg	et amendment to fund this	-
Budget Amendment Number:	BA 18-52	Fund:	302-GENERAL CAPITAL PROJ	ECTS
FROM:	Т	— O:		AMOUNT:
001-8400-584.90-99	0	01-8100-581.91-9	2	
RESERVES / CONTINGENCY/RESERVE		NTERFUND TRAN UND	ISFERS OUT / ROAD IMPROVEMENT	\$370,000.00
302-0000-381.10-20		igh Falls Road B	ridge	
302-0000-381.10-20		ligh Falls Road Bri	•	\$370,000.00
	For Use of Co	ounty Manger	Only:	

Consent Item

Discussion Item



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date:

May 30, 2018

To:

Ben Scott, County Manager

From:

Kevin Kirby, Assistant County Manager

RE:

High Falls Bridge Failure

As you are aware we were recently informed by FDOT that High Falls Road bridge is no longer safe to use. As a result we have closed the bridge and will need to reconstruct.

Attached is an estimate with a Schedule of Values indicating that an approximate cost to reconstruct will be \$367,290.76 including Engineering.

Upon approval the appropriate Task Order will be executed in order that we may proceed with this urgent project.

If you should need any additional information, please contact me.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

Experience. Quality. Commitment.



May 30, 2018

Kevin Kirby Asst. County Manager Columbia County

RE: Cost Estimate for High Falls Road bridge replacement

Dear Kevin,

I have prepared the attached Opinion of Probable Cost for the High Falls bridge replacement. This conceptual estimate is based on the assumption of removing the existing bridge and constructing a double 10'x8' concrete box culvert, with guardrails and limerock roadway approaches. The estimate includes some temporary diversion pipe to convey the stream while the box is being constructed. It also assumes that a detour will be in place during construction.

There could possibly be permitting issues that would impact the costs, i.e., wetland impacts that require mitigation. We will attempt to minimize impact to the point that mitigation is not required but that is difficult to determine at this time.

Based on past conversations, we assume the County will use their contracted surveyor to provide the topographic survey.

Thank you for the opportunity to provide this estimate and proposal. Please let me know how I can help.

Sincerely,

James Pitman, PE

Director of Transportation

North Florida Professional Services, Inc.

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

PROPOSAL FOR DESIGN SERVICES

FOR
High Falls Road Bridge over Rose Creek



Prepared for:

Columbia County Public Works Department

Submitted by North Florida Professional Services, Inc.
May 21, 2018

High Falls Road Bridge over Rose Creek

Executive Summary

North Florida Professional Services, Inc. (NFPS) is pleased to submit a proposal for Design Services for evaluating alternatives for the replacement of the existing narrow, flat-slab bridge on High Falls Road at Rose Creek; and to provide construction plans and permitting for the selected alternative. The bridge was recently closed due to failing substructure elements, most notably the wooden piles have deteriorated to the point of failure. The County desires to quickly address the closure and take actions that will lead to construction of a replacement structure. Based on brief evaluations, the likely alternative will be the construction of a dual-barrel concrete box culvert, that is similar to the upstream and downstream bridges on this creek.

Location

The bridge is located southeast of Lake City on High Falls Road, approximately one mile east of Price Creek Road and roughly half a mile south of CR 252. See the location map below.



Current Conditions

The existing bridge was constructed in 1971and is a low-level, flat-slab bridge with timber piles and poured concrete beams. There are four bents and three spans. The

approximate size of the deck is 18' wide by 36' long. There is a small wooden foot rail but no bridge railings.





The FDOT inspected the bridge in November 2017 and listed the major deficiencies as:

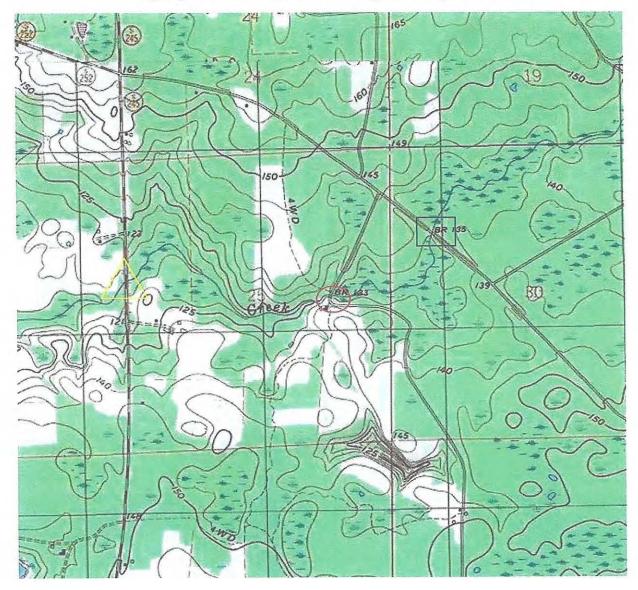
- Spalling and exposed rebar on the concrete deck slabs
- No protective guardrails
- Most of the wood piling have significant decay and section loss

FDOT issued the County a Prompt Corrective Action Letter, siting the poor condition of the bridge and the recommended corrective actions. Based on a recent evaluation, the bridge was closed to traffic in May 2018

The County installed type III barricades with "Bridge Closed" signs at each end of the bridge.

High Falls Road is a graded dirt road with a few residences and mostly undeveloped woods and agricultural fields. The approximate average daily traffic is estimated to be less than 100 vehicles per day. While the bridge is closed, the detour routes add approximately 3.3 miles to someone wanting to take CR 252 west into Lake City and approximately 0.5 miles to someone wanting to take CR 252 east.

Showing large increment contours and adjacent bridge information



The bridge upstream at CR 252 over Rose Creek, shown in the rectangle above, is a double $10' \times 5'$ concrete box culvert, built in 1950, FDOT bridge number 290009.

The bridge being evaluated, shown within the red circle above, is a narrow, flat slab bridge on timber supports, built in 1971, FDOT bridge number 294130.

The bridge downstream, shown within the yellow triangle above, at CR 245 over Rose Creek, is a double 10' x 9" concrete box culvert, built in 1951, FDOT bridge number 290052.

Technical Approach

The technical approach to this project will use a practical design approach, that will address the main intent of the project while eliminating unnecessary study and design expenses. Some preliminary options have been considered and rough estimated by the County Engineer. His options included a rehab of the existing substructure (roughly \$200,000); construction of a new concrete box culvert (roughly \$300,000) and a new flat slab bridge with concrete piles (roughly \$800,000).

If you evaluate the options listed above with a life cycle cost approach, the high maintenance costs for the rehab option make it more expensive in the long term than the box culvert option. The new concrete bridge has a much higher initial cost and that high price must be weighed against the very low volumes of traffic on this rural dirt road. The concrete box culvert will have very little maintenance, should last 50-75 years and its initial cost is more in line with the scale and function of the facility.

An additional option was considered which involved an alternate route that would bypass the creek. This new road would run along a common property line of parcels to the southeast of the current location of High Falls Road and would require property acquisition from 4 land owners. If all the owners were in agreement, it could be an attractive option. However, if one owner objected, it would create time delays and acquisition expense that is undesirable.

Based on these preliminary considerations and the relatively short timeframe to get a replacement structure in place, we propose to use the concrete box culvert option.

Proposed Design Services

Using <u>survey information provided by the County</u>, NFPS proposes to do a minor hydrologic evaluation and modeling report to evaluate the drainage area flowing to this bridge and to calculate the required structure size. We will design the concrete box culvert and prepare plans and bid documents for it and the associated roadway approaches. We will secure any necessary environmental permits, with the <u>County paying any associated permit fees</u>. We will prepare an Opinion of Probable Cost.

Fees

- Hydrologic study and modeling of the drainage area; sizing the box culvert, environmental permitting (\$6250)
- Soil borings and geotechnical analysis (\$1750)
- Wetland delineation (\$800)
- Designing the box culvert and associated roadway approaches, plans preparation and bid documents and meetings/coordination. (\$20,050)
- TOTAL FEE = \$28,850

Schedule

From the time the survey is received from the County's surveyor, we will need approximately 5 weeks to have the plans prepared. The permitting approval time is a guess, because of the uncertainties we are seeing on turn-around time with the agencies. We expect to apply for a Works of the District permit with SRWMD and anticipate one 30 day review period, followed by a 2 week RAI response approval and then 4 weeks for final board approval; or roughly 10 weeks from submittal of the permit application.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: May 31, 2018	8 Meeting Date: June 7, 2018	
Name: Ben Scott	Department: BCC Administration	
Division Manager's Signatur	re: Ben Scatt	
I. Nature and purpose of age	enda item:	
Union Burial Ground Ceme	etery - Request to Clear Overgrowth	
Attach any correspondence inf memorandums, etc.	formation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current b	oudget.	
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: AMO	UNT:
	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



MEMORANDUM

TO: **Board of County Commissioners**

Ben Scatt FR: Ben Scott, County Manager

DATE: May 31, 2018

RE: **Union Burial Ground Cemetery**

Please find attached a request to clear the overgrown abandoned community cemetery known as Union Burial Ground Cemetery. I have also attached a memo from Joel Foreman referencing cemetery maintenance by the County.

XC: **Outgoing Correspondence**

Oliver W. & Willie H. Saulsby, 196 NW Saulsby Glen, Lake City, FL 32055-7521

Telephone 706-394-4264 or E-mail oliver.w.saulsby@gmail.com

March 20, 2018

Board of County Commissioners Columbia County, Florida P.O. Box 1529 Lake City, FL 32056-1529 MAR 2 2 2018

Board of County Commissioners Columbia County

Attn: Mr. Ronald Williams, Commissioner, District 1

Dear Commissioners:

The purpose of this letter is to Request Your Assistance in clearing over-growth conditions at the Union Burial Ground Cemetery. This over-growth condition is the result of the construction of U.S. Interstate 75 years ago, when access to the cemetery was completely cut-off for an undetermined period. By the time access was renewed, a new community cemetery had been established next to the old Springville School site (currently the Springville Community Center), and secondly, the Union Burial Ground Cemetery had become so overgrown that finding and maintaining grave sites was next to impossible for local families with family members interned there. This community cemetery was in use for many years before it was interrupted by construction of U.S. Interstate 75 and, therefore, contains the bodies of relatives of both current and former residents of Columbia County, Florida. For instance, my father and grandparents are among my ancestors interned there. On behalf of the aforementioned families (far and near), I respectfully seek your compasionate consideration for assistance in clearing the overgrown condition at this abandoned community cemetery.

The Union Burial Ground Cemetery is a 5-acre tract, county parcel: 14-2S-15-00065-000, located at the end of NW Tiger Drain Road.

If you have any comments or questions, please do not hesitate in contacting me.

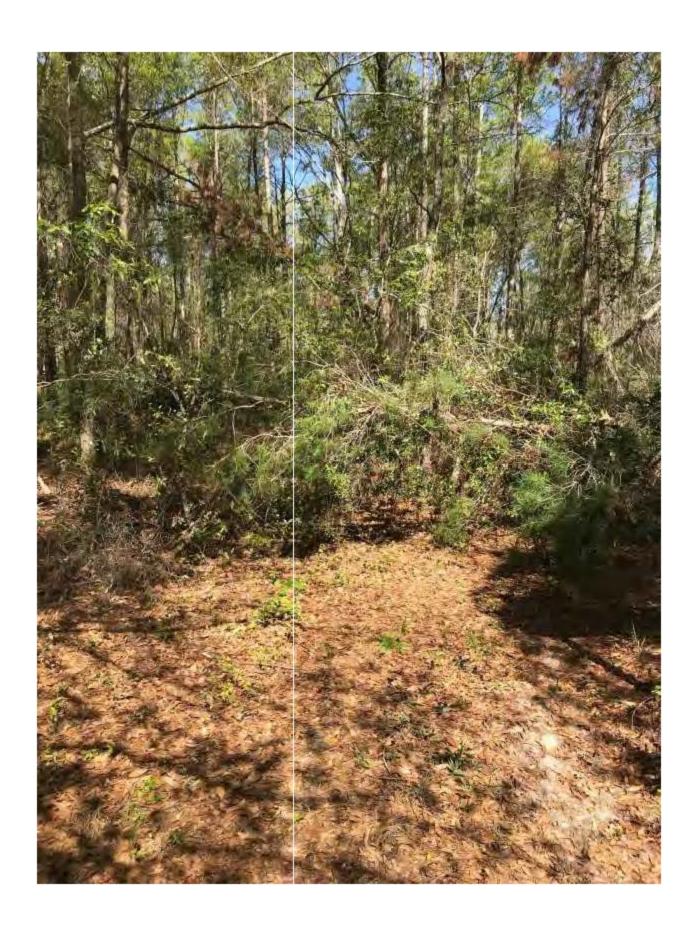
Sincerely,

Oliver W. Saulsby

cc: Ben Scott, County Manager

Request For Clean-up Assistance [March 20, 2018]





MEMORANDUM

To: Ben Scott, County Manager

From: Joel F. Foreman

Re: Cemetery Maintenance by County

Date: May 30, 2018

Attached is a memorandum I delivered to Kevin Kirby in January of 2015 relating to the County's authority to maintain an abandoned or neglected cemetery under Florida statutes. The statute in question, section 497.284, remains the same as it was in 2015.

In short, the County may perform maintenance of a cemetery that has not been maintained or is abandoned. If the few requirements of the statute are observed, then the County will have immunity from suit for any damages. The County may also maintain an action to recover the cost of maintenance against the owner of the cemetery.



JOEL F. FOREMAN HEATHER HATCH MCINNIS JONATHAN S. BENSE THOMAS A. SLAUGHTER 207 S. MARION AVENUE POST OFFICE BOX 550 LAKE CITY, FLORIDA 32056 TEL. 386.752.8420 FAX 386.752.8431

MEMO

To: Kevin Kirby

From: Joel Foreman

Re: County Maintenance of Abandoned or Neglected Cemeteries

Date: January 21, 2015

CC: Dale Williams, County Manager

You have requested that I investigate whether the County has the ability or authority to maintain private cemeteries within jurisdiction. I have reviewed Florida Statutes section 497.284 (the "statute") which provides an on-point response to your question.

Under the statute, a copy being attached for your reference, the County is expressly authorized to enter into and maintain any cemetery that has been abandoned or left without maintenance for a period of six months. The County must also give notice to the Department of Financial Services of any intention to enter a cemetery and perform maintenance. The County may solicit private donations to offset the expenses of County-provided maintenance, expend public monies to provide maintenance, or combine those funding sources. Performance of maintenance in one instance does not create a duty on the County to continue maintenance. The statute provides immunity from civil penalties for entry into the cemetery so long as work is completed in good faith.

Finally, if the County incurs expenses to maintain a cemetery, the County may sue the property owner to recover judgment for those amounts.

If there is interest from the public in having an abandoned or neglected cemetery maintained, I recommend that first the County make and document direct observation of the cemetery and its condition for not less than six months. It will be incumbent on the County to prove there was insufficient or no maintenance for that period to afford the safe harbor of the statute. As an added measure, the County should give written notice, prepared by this office and

delivered by certified mail, to the property owner advising the property owner of the County's preparedness to undertake maintenance on the owner's behalf. The notice should also state that the County will reserve its rights to pursue recovery against the property owner for any expenses incurred by the County.

If the County proceeds with any maintenance, the County should meticulously and contemporaneously track any and all expenses incurred in maintaining any cemetery to preserve the County's ability to pursue claims for those costs at a later date. Costs should include but not be limited to staff time, equipment time, fuel, materials, tools, and all other reasonably related costs incurred to complete maintenance.

If public funds are expended, evidence of those expenditures should be collected and delivered to this office. Pursuit of an action against the property owner would be within the discretion of the County; my presumption is that the decision would follow along with the amount actually expended.

West's Florida Statutes Annotated

Title XXXIII. Regulation of Trade, Commerce, Investments, and Solicitations (Chapters 494-560) Chapter 497. Funeral, Cemetery, and Consumer Services (Refs & Annos) Part II. Cemetery Regulation

West's F.S.A. § 497.284

497.284. Abandoned cemeteries; immunity; actions

Effective: October 1, 2005
Currentness

- (1) Notwithstanding any provision of law to the contrary, a county or municipality which has within its jurisdiction an abandoned cemetery or a cemetery that has not been reasonably maintained for a period in excess of 6 months may, upon notice to the department, take such action as is necessary and appropriate to provide for maintenance and security of the cemetery. The solicitation of private funds and the expenditure of public funds for the purposes enumerated in this subsection are hereby authorized, provided that no action taken by a county or municipality under this subsection shall establish an ongoing obligation or duty to provide continuous security or maintenance for any cemetery.
- (2) No county or municipality nor any person under the supervision or direction of the county or municipality, providing good faith assistance in securing or maintaining a cemetery under subsection (1), may be subject to civil liabilities or penalties of any type for damages to property at the cemetery.
- (3) A county or municipality that has maintained or secured a cemetery pursuant to the provisions of subsection (1) may maintain an action at law against the owner of the cemetery to recover an amount equal to the value of such maintenance or security.

Credits

Laws 1978, c. 78-407, § 7; Laws 1980, c. 80-238, §§ 33, 40; Fla.St.1981, § 559.525; Laws 1988, c. 88-300, § 1; Fla.St.1991, § 497.071; Laws 1993, c. 93-399, § 84. Renumbered from 497.345 by Laws 2004, c. 2004-301, § 65, eff. Oct. 1, 2005.

West's F. S. A. § 497.284, FL ST § 497.284 Current through the 2018 Second Regular Session of the 25th Legislature.

End of Document

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COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: June 1, 2018	Meeting Date: June 7, 2018	
Name: Ben Scott	Department: BCC Administration	
Division Manager's Signatur	re: Ben Scart	
1. Nature and purpose of ago	enda item:	
	te Of Florida, Department of Transportation, State-Funded Supplemental Agr orida to Facilitate Resurfacing or Reconstruction of SW King/SW Mauldin Fro	
Attach any correspondence in memorandums, etc.	formation, documents and forms for action i.e., contract agreements, quotes,	
2. Fiscal impact on current b	oudget.	
Is this a budgeted item?	N/A	
	X Yes Account No. 303-5405-541.60-63	
	No Please list the proposed budget amendment to fund this request	
Budget Amendment Number:	Fund:	
FROM:	TO: AMC	DUNT:
	For Use of County Manger Only:	
	Consent Item X Discussion Item	

COLUMBIA COUNTY, FLORIDA RESOLUTION NO. 2018R-19

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA APPROVING STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STATE-FUNDED SUPPLEMENTAL AGREEMENT WITH COLUMBIA COUNTY, FLORIDA TO FACILITATE RESURFACING OR RECONSTRUCTION OF SW KING/SW MAULDIN FROM SR 47 TO CR 240.

WHEREAS, Columbia County has the authority to enter into a State-Funded Grant Agreement with the State of Florida, Department of Transportation, ("Department"); and WHEREAS, Columbia County believes it is in the best interest to facilitate the resurfacing or reconstruction of SW King/SW Mauldin from SR 47 to CR 240 in Columbia County and to enter into a Supplemental Agreement for Financial Project ID No. 434566-1-54-01.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, as follows:

Section 1. Columbia County, Florida by and through its Board of County Commissioners, approves the State of Florida, Department of Transportation, Supplemental Agreement as to Financial Project ID No. 434566-1-54-01, a copy of which is attached hereto and made a part hereof.

<u>Section 2.</u> The Chairman of the Board of County Commissioners, together with any other appropriate County officials, are authorized to execute the agreement on behalf of Columbia County, Florida.

UNANIMOUSLY PASSED AND ADOPTED by the Board of County

Commissioners of Columbia County, Florida, at its regular session on June 7, 2018.

BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA

By:	
	Tim Murphy, Chairman
ATTEST	
	P. DeWitt Cason, Clerk of Court
	(SEAL)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT

525-010-60 PROGRAM MANAGEMENT 09/17 Page 1 of 4

SUPPLEMENTAL NO. 1	
CONTRACT NO. G0733	
FPN 434566-1-54-01	
The <u>Columbia County</u> the State-Funded Grant Agreement ("Agreement") entered into and executed on <u>12/22/2015</u> provisions in the Agreement and supplements, if any, remain in effect except as expressly mod	
The parties agree that the Agreement and supplements are described as follows, which include changes to Exhibit B, Schedule of Funding attached hereto:	des, but is not limited to,
Exhibit B - add SCRAP funds	
Reason for Supplement and supporting engineering and/or cost analysis:	
Additional funds in the amount of \$75,072.00 to match bid amount	

STATE-FUNDED GRANT

SUPPLEMENTAL AGREEMENT ADJUSTED EXHIBIT B SCHEDULE OF FUNDING

AGENCY NAME & BILLING ADDRESS:

The Honorable Tim Murphy, Chair Columbia County BOCC
135 NE Hernando Ave., Ste. 203
Lake City, Florida 32056

FINANCIAL PROJECT NUMBER: 434566-1-54-01

I. PHASE OF WORK by Fiscal Year:	FY 2016	FY2017	FY2018	TOTAL
Design- Phase 34	\$ 0.00	\$ 0.00	\$ 0.00	\$0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (Insert Program Name)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Local Participation (Any applicable waiver noted in Exhibit "A")	% or \$ 0.00	% or \$ 0.00	% or \$ 0.00	% or \$0.00
In-Kind Contribution	\$	\$	\$	\$ 0.00
Cash	\$	\$	\$	\$ 0.00
Combination In-Kind/Cash	\$	\$	\$	\$ 0.00
Right of Way- Phase 44	\$ 0.00	\$ 0.00	\$ 0.00	\$0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (Insert Program Name)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Local Participation (Any applicable waiver noted in Exhibit "A")	% or \$ 0.00	% or \$ 0.00	% or \$ 0.00	% or \$0.00
In-Kind Contribution	\$	\$	\$	\$ 0.00
Cash	\$	\$	\$	\$ 0.00
Combination In-Kind/Cash	\$	\$	\$	\$ 0.00
Construction/CEI - Phase 54	\$ 1,144,500.00	\$ 0.00	\$ 75,072.00	\$1,219,572.00
Maximum Department Participation - (Small County Road Assistance Program)	100% or \$ 1,144,500.00	% or \$	100% or \$ 75,072.00	% or \$ 1,219,572.00
Maximum Department Participation - (Insert Program Name)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	or \$	% or \$	% or \$ 0.00
Local Participation (Any applicable waiver noted in Exhibit "A")	% or \$ 0.00	% or \$ 0.00	% or \$ 0.00	% or \$0.00
In-Kind Contribution	\$	\$	\$	\$ 0.00
Cash	\$	\$	\$	\$ 0.00
Combination In-Kind/Cash	\$	\$	\$	\$ 0.00

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT ADJUSTED EXHIBIT B SCHEDULE OF FUNDING

Insert Phase and Number (if applicable)	\$ 0.00	\$ 0.00	\$ 0.00	\$0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (Insert Program Name)	% or \$	% or \$	% or \$	% or \$ 0.00
Maximum Department Participation - (<u>Insert Program Name</u>)	% or \$	% or \$	% or \$	% or \$ 0.00
Local Participation (Any applicable waiver noted in Exhibit "A")	% or \$ 0.00	% or \$ 0.00	% or \$ 0.00	% or \$0.00
In-Kind Contribution	\$	\$	\$	\$ 0.00
Cash	\$	\$	\$	\$ 0.00
Combination In-Kind/Cash	\$	\$	\$	\$ 0.00
II. TOTAL PROJECT COST:	\$1,144,500.00	\$0.00	\$75,072.00	\$1,219,572.00

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT 525-010-60 PROGRAM MANAGEMENT 08/17 Page 4 of 4

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

AGENCY COLUMBIA COUNTY	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
By: Name: Tim Murphy Title: Chairman	By: Name: Title:
	Legal Review:
	Legal Review: