

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

NOVEMBER 19, 2015

5:30 P.M.

Invocation (Commissioner Bucky Nash)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Presentation of the Board Not Requiring Board Vote or Action:

Scarlet P. Frisina, Commissioner

- (1) Presentation of Proclamation No. 2015P-11 – Hospice of Citrus and the Nature Coast – Nicole Barnes, Community Education Manger

Public Hearing:

Brandon Stubbs, County Planner

- (1) Z 0548 – Board of County Commissioners as agent for Ralph Norris Revocable Living Trust, Owner – Amend the Official Zoning Atlas of the LDR by Changing the Zoning district from Ag-3 to Commercial, Neighborhood

Public Comment on Agenda Items Only – 5 Minute Limit

Approval of Consent Agenda

Adoption of Consent Agenda

Discussion and Action Items:

Ben Scott, County Manager

- (1) Southside Security Cameras
- (2) Request to Prepare an RFP for Hiring an Architect for the County's Space Needs Analysis under a Continuing Contract
- (3) Disposal Site and Rate for Bird Flu Influenza
- (4) Approval of Task Order for North Florida Professional Services, Inc. - Perform Complete Study of HVAC/Chillers at Courthouse - \$70,000.00

Public Comments to the Board – 2 Minute Limit

Staff Comments

Commissioner Comments

Adjournment

**COLUMBIA COUNTY, FLORIDA
PROCLAMATION
2015P-11**

**PROCLAMATION NATIONAL HOSPICE AND PALLIATIVE CARE MONTH – NOVEMBER
2015**

WHEREAS, hospice and palliative care offer the highest quality services and support to patients and family caregivers facing serious and life-limiting illness;

WHEREAS, hospice care and palliative care providers take the time to ask what's important to those they are caring for – and listen to what their patients and families say;

WHEREAS, skilled and compassionate hospice and palliative care professionals – including physicians, nurses, social workers, therapists, counselors, health aides, and clergy – provide comprehensive care focused on the wishes of each individual patient;

WHEREAS, through pain management and symptom control, caregiver training and assistance, and emotional and spiritual support, allowing patients to live fully up until the final moments, surrounded and supported by the faces of loved ones, friends and committed caregivers;

WHEREAS, the provision of quality hospice and palliative care reaffirms our belief in the essential dignity of every person, regardless of age, health, or social status, and that every stage of human life deserves to be treated with the utmost respect and care;

WHEREAS, every year more that 1.5 million Americans living with life-limiting illness, and their families, received care from the nation's hospice programs in communities throughout the United States;

WHEREAS, more than 468,000 trained volunteers contribute over 22 million hours of service to hospice program annually;

WHEREAS, hospice and palliative care providers encourage all people to learn more about options of care and to share their wishes with family, loved ones, and their healthcare professionals;

We do hereby proclaim November 2015 as National Hospice and Palliative Care Month and encourage citizens to increase their understanding and awareness of care at the end of life and to observe this month with appropriate activities and programs.

Duly proclaimed this 19th day of November, A.D., 2015.

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

ATTEST:

P. DEWITT CASON, CLERK

BY:

RUSTY DEPRATTER, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

AGENDA ITEM REQUEST FORM

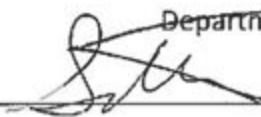
The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 11/6/15

Meeting Date: 11/19/15

Name: Brandon Stubbs

Department: Building & Zoning

Division Manager's Signature: 

1. Nature and purpose of agenda item: Ordinance 2015-22 "Ralph Norris" Zoning from A-3 to CN

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

2. Fiscal impact on current budget.

Is this a budgeted item?

☒ N/A

☐ Yes Account No. _____

☐ No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

FROM

TO

AMOUNT

For Use of County Manger Only:

[] Consent Item

[] 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 - Scarlet Parnell Frisina

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



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

October 22, 2015

SUBJECT: Z 0548 - A request to amend the Official Zoning Atlas from Agriculture-3 ("A-3") to Commercial Neighborhood ("CN") on an approximate 3.07 acre subject property.

APPLICANT/AGENT: Board of County Commissioners

PROPERTY OWNER(S): Ralph Norris Revocable Living Trust

LOCATION: North of SW County Road 242, B&B Service Station, and Kelliche Estates Subdivision; South and East of SW State Road 247 and Shady Oaks Acres Subdivision; West of Saddle Ridge Subdivision; Columbia County, Florida.

PARCEL ID NUMBER(S): 20-4s-16-03077-002

ACREAGE: ±3.07 acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 ("A-3")

PROPOSED ZONING Commercial, Neighborhood ("CN")

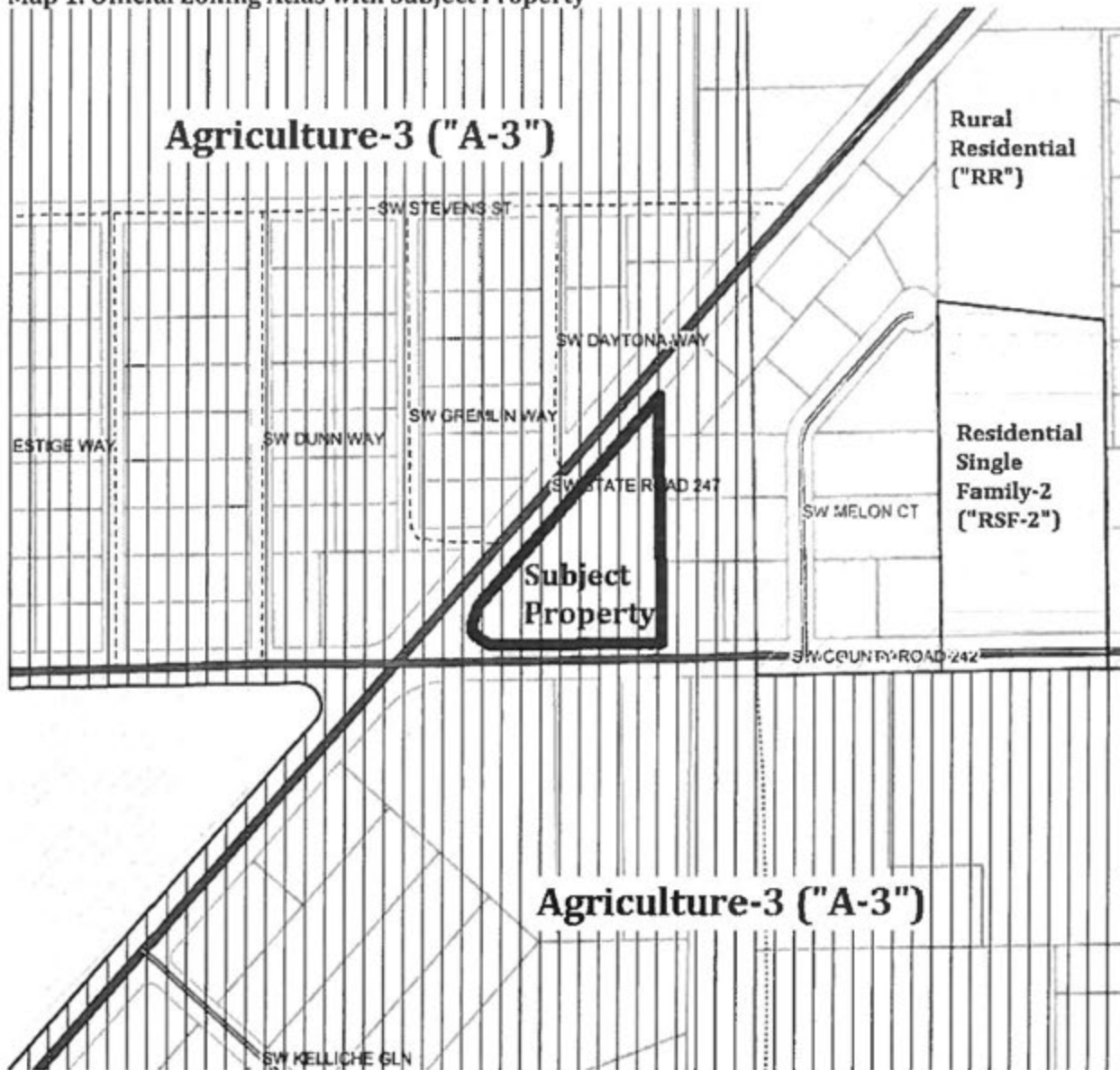
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Atlas ("rezoning") would amend the zoning of ±3.07 acres from Agriculture-3 ("A-3") to Commercial, Neighborhood ("CN"). The subject property went through a zoning change to amend the zoning to Commercial, Neighborhood ("CN") in 1990; however, when the county readopted the Official Zoning Atlas via Ordinance 98-1, there was an error in the map that caused the subject property to be amended to Agriculture-3 ("A-3"). Given this error was on the county, the county proposes to amend the zoning designation back to CN.

Map 1. Official Zoning Atlas with Subject Property



The Commercial, Neighborhood ("CN") Zone District is described as follows in Section 4.12 of the Land Development Regulations ("LDRs"):

"The "CN" Commercial, Neighborhood category includes one zone district: CN. It is the intent of this district to provide for small-scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood) within both rural and designated urban development areas as defined within the county's comprehensive plan. In accordance with the comprehensive plan, this district is not intended to accommodate major or large-scale commercial or

service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served, and shall be located at the intersection of a collector or arterial road with any other road."

ZONING DISTRICT COMPARISON

	Existing District	Proposed District
Zoning District:	Agriculture-3 ("A-3")	Commercial, Neighborhood ("CN")
Max. Gross Density:	1 Dwelling Unit per 5 Acres	5,000 sq ft max
Minimum Lot Area	5 Acres	None
Floor Area Ratio:	N/A	0.25
Typical Uses*:	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship	Retail Commercial Outlets for Sale of Food, Hardware, and Drugs; Service Establishments such as Barber or Beauty Shop, Shoe Repair Shop, Self-Service Laundry or Dry Cleaning Pick-Up Station; Churches and Other Houses of Worship; Automotive Service Stations.
* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.		

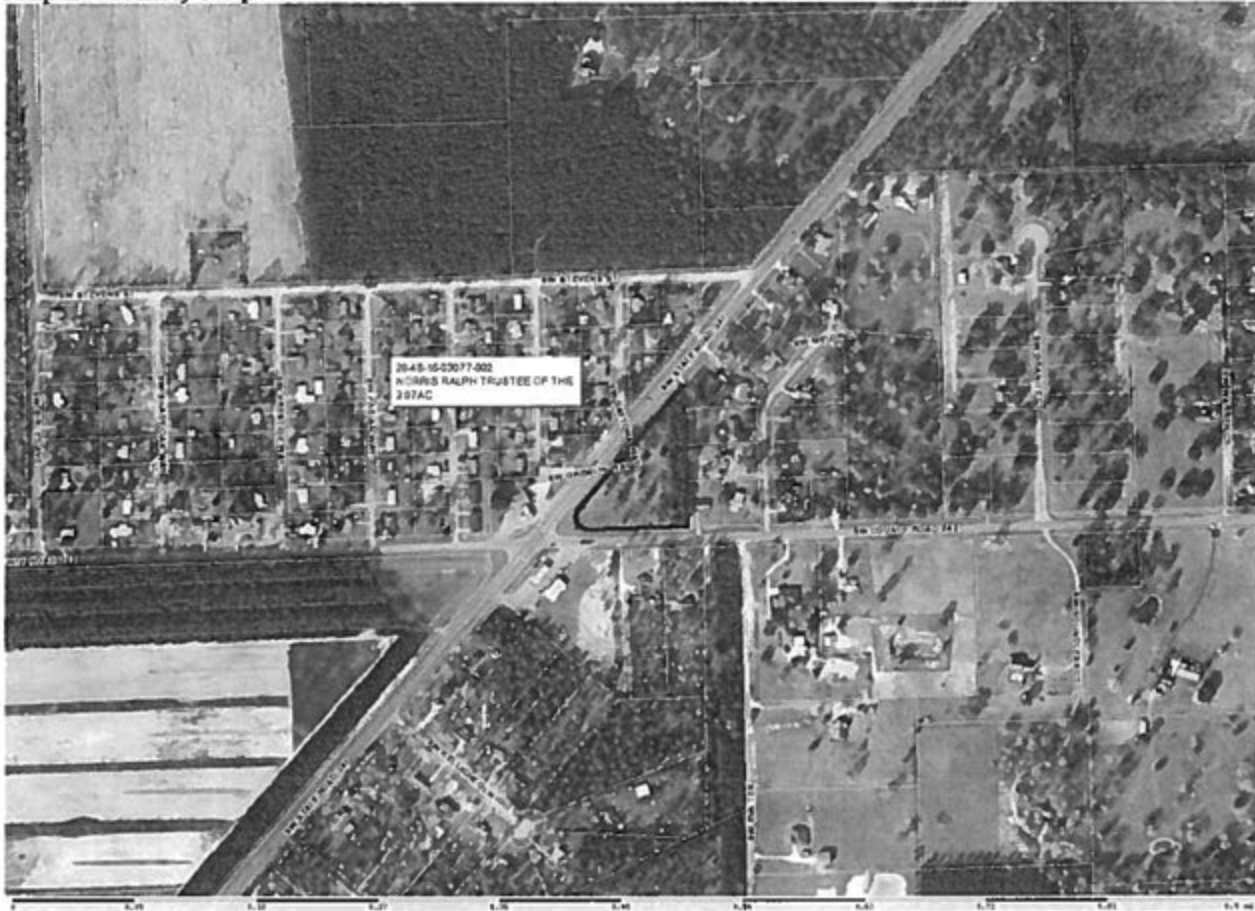
SURROUNDING USES

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	Single Family Residential/SW State Road 247 (Branford Hwy)	Agriculture	Agriculture-3 ("A-3")
South	SW County Road 242/Single Family Residential/B&B Service Station	Agriculture	Agriculture-3 ("A-3")
East	Saddle Ridge Subdivision/Single Family Residential	Residential Very Low Density/Residential Low Density	Rural Residential ("RR")/ Residential Single Family-2 ("RSF-2")
West	Shady Oaks Acres Subdivision/SW State Road 247 (Branford Hwy)/S&S Food Store	Agriculture/Public	Agriculture-3 ("A-3")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Existing FLUM Designation	Proposed FLUM Designation	Existing Zoning Designation	Proposed Zoning Designation	Consistent
Agriculture	N/A	Agriculture-3 ("A-3")	Commercial, Neighborhood ("CN")	✓

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

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

Map 3. Future Land Use Map



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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 4. Wetlands Map



Soil Survey

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

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

- 1) 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 drainage-ways 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.

Evaluation: The soil type on the subject property is Albany fine sand soils. Albany fine sand soils pose severe limitations for building development and septic tank absorption field. The subject property will be required to obtain site and development plan approval and receive permitting from the Suwannee River Water Management District; therefore, there are no issues related to soil suitability.

Map 5. Soils Map



Flood Potential

Panel 0380C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

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

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

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

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

Minerals

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

Evaluation: There are no issues related to minerals.

Historic Resources

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

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

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

Evaluation: While the subject property is located in a more vulnerable area, there is no issue related to aquifer vulnerability due to the additional requires for areas located in a Stream to Sink watershed area.

Vegetative Communities/Wildlife

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: The applicant proposes a Commercial, Neighborhood ("CN") Zone District. The CN Zone District is designed to serve rural areas, be located at the intersection of collector or arterial roadways, and provide opportunities for small retail and service establishments. The subject property is bound to the south and northwest by arterial roadways. Further, properties to the south and west both have commercial uses.

- 2) The existing land use pattern.

Evaluation and Findings: As previously mentioned, the subject property is bound to the south and west by properties with commercial uses; therefore, will not result in a land use pattern that is not already exist.

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

Evaluation and Findings: As previously mentioned, the subject property is bound to the south and west by commercial uses; therefore, the proposed amendment would not create an isolated district unrelated to adjacent and nearby districts.

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

Evaluation and Findings: The applicant is requesting a Commercial Zone District. As demonstrated in the Concurrency Management Assessment, the proposed amendment would not increase or overtax the load on public facilities.

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

Evaluation and Findings: The existing district boundaries are illogically drawn in relation to

existing conditions. The proposed amendment will apply a zoning designation that is in character when the existing uses in the area.

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

Evaluation and Findings: As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has experienced rapid growth; therefore, changed conditions warrant the passage of the proposed amendment.

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

Evaluation and Findings: As previously mentioned, properties to the south and west have commercial uses. Given there is existing commercial uses neighboring the subject property, the proposed amendment would not adversely influence the living conditions of the neighborhood.

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

Evaluation and Findings: As indicated in the Concurrency Analysis, the proposed amendment does not create any impacts to public facilities, including traffic.

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

Evaluation and Findings: During the Site & Development phase, the subject property will be subject to the applicable regulations by Suwannee River Water Management District and the County's LDRs; therefore, there are no concerns regarding drainage.

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

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

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

Evaluation and Findings: Since surrounding properties contain similar uses and the same Zone District as the proposed Zone District, it is not anticipated that the proposed amendment will affect property values of the adjacent area.

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

Evaluation and Findings: As previously mentioned, properties to the south and west have similar uses; therefore, it is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

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

Evaluation and Findings: Given properties to the south and west contain commercial uses; the proposed amendment would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

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

Evaluation and Findings: As previously mentioned, this area of the county is experiencing rapid growth. As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has

experienced rapid residential growth. The additional commercial land use will allow for supporting uses to the surrounding residential land uses.

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

Evaluation and Findings: This area of the county is experiencing rapid growth. As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has experienced rapid residential growth. The additional commercial land use will allow for supporting uses to the surrounding residential land uses. Further, existing and similar uses exist to the south and west of the subject property; therefore, the proposed change is not out of scale with the needs of the neighborhood or the county.

- 16) Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

1. The need and justification for the change.
2. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

Evaluation and Findings: While it is not entirely impossible to find other sites in the county that allow the proposed use; the subject property is in a location that provides an opportunity to allow neighborhood commercial uses that will benefit the surrounding residential uses. Further, as mentioned in the Comprehensive Plan Consistency Analysis above, the proposed amendment is in compliance with Columbia County's Comprehensive Plan.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
57	County Road 242 (From County's west boundary to U.S. 441)	2U	Major Collector	Rural	D

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

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.

Table 4. Trip Generation¹

Land Use	AADT	PM Peak Hour
Shopping Center (ITE Code 820)	213	13
Total		

¹ Source: ITE Trip Generation, 8th Edition.

² Formula: AADT = ITE, 8th Edition - 42.94 trips per thousand (1,000) sq ft x 5,000 sq ft = 213 AADT

³ Formulas: PM Peak = ITE, 8th Edition - (3.73 trips per thousand (1,000) sq ft x 5,000 sq ft) * 0.75 passby rate of 25% = 13

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	C.R. 242 Segment 57 ¹
Maximum Service Volume ²	14,200
Existing Traffic ³	2,500
Reserved Trips ⁴	0
Available Capacity ⁴	11,700
Projected Daily Trips ⁵	213
Residual Capacity ⁶	11,487
PM Peak Hour Traffic Analysis	C.R. 242 Segment 57 ¹
Maximum Service Volume ²	1,350
Existing Traffic ³	238
Reserved Trips ⁴	0
Available Capacity ⁴	1,113
Projected PM Peak Hour Trips ⁵	13
Residual Capacity ⁶	1,100

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.
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 June 2015 Concurrency Monitoring Report.
⁵ Trip Distributions
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved

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

Potable Water Impacts

The subject property will be served potable water via private well. The proposed private well shall be size 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.*

Based upon the proposed use of shopping center, it is anticipated the proposed use will utilize a total of 750 Gallon Per Day ("GPD").

An average shopping center use generates 15 gallon per day per thousand square feet: 15GPD x 5,000 sq ft = 750 Gallons Per Day.

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

Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The community centralized sanitary sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. *Note: Calculations are based upon Chapter 64E-6.008,F.S.*

Based upon the proposed use of shopping center, it is anticipated the proposed use will utilize a total of 750 Gallon Per Day ("GPD").

An average shopping center use generates 15 gallon per day per thousand square feet: 15GPD x 5,000 sq ft = 750 Gallons Per Day.

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

Solid Waste Impacts

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

Based upon a maximum floor area of 5,000 sq ft for the Commercial, Neighborhood Zoning Designation, the proposed amendment could result in a maximum of 5,000 square feet of floor area of shopping center use.

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

$5 (5,000 \text{ square foot gross floor area}) \times 5.5 (\text{pounds of solid waste } 1,000 \text{ square foot gross floor area per day}) = 27.5 \text{ pounds of solid waste generated per day.}$

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

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

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

Recreation Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

RESOLUTION NO. PZ/LPA Z 0548

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

Section 1. Pursuant to an application, Z 0548, by Board of County Commissioners, agent for Ralph Norris Revocable Living Trust, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Agriculture-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for the property described, as follows:

Commence at the Southeast Corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48"W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30"W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30"W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No 247, thence N 41°30'E along said Southeasterly right-of-way line, 626.55, feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 00°56'30"E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING. Containing 3.07 acres, more or less.

Tax Parcel 20-4s-16-03077-002

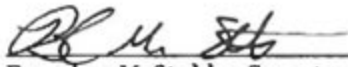
Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 22nd day of October 2015.

Attest:

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



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



Robert F. Jordan, Chairman

ORDINANCE NO. 2015-22

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0548, BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

Section 1. Pursuant to an application, Z 0548, by Board of County Commissioners, agent for Ralph Norris Revocable Living Trust, owner, to amend the Official Zoning Atlas of the Land Development

Regulations by changing the zoning district from Agriculture-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for the property described, as follows:

Commence at the Southeast Corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48"W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30"W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30"W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No 247, thence N 41°30'E along said Southeasterly right-of-way line, 626.55, feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 00°56'30"E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING.
Containing 3.07 acres, more or less.

Tax Parcel 20-4s-16-03077-002

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

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

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

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

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this 19th day of November 2015.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Russell DePratter, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 0548

Application Fee \$1,250.00

Receipt No. N/A

Filing Date September 30, 2015

Completeness Date September 30, 2015

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

A. PROJECT INFORMATION

1. Project Name: Ralph Norris Rezoning A-3 to CN
2. Address of Subject Property: Vacant - No Physical Address
3. Parcel ID Number(s): 20-4s-16-03077-002
4. Future Land Use Map Designation: Agriculture
5. Existing Zoning Designation: Agriculture-3 ("A-3")
6. Proposed Zoning Designation: Commercial Neighborhood ("CN")
7. Acreage: 3.07
8. Existing Use of Property: Vacant
9. Proposed use of Property: Commercial Neighborhood

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Board of County Commissioner Title: _____
Company name (if applicable): Columbia County
Mailing Address: P.O. Box 1529
City: Lake City State: FL Zip: 32056
Telephone: (386) 758-1008 Fax: (386) 758-1124 Email: _____

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Ralph Norris
Mailing Address: 319 SW Ralph Terrace
City: Lake City State: FL Zip: 32024
Telephone: (386) 752-5069 Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes 1990 ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z N/A
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
 - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - 6. Proof of Ownership (i.e. deed).
 - 7. Agent Authorization Form (signed and notarized).
 - 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

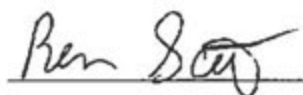
NOTICE TO APPLICANT

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

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

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

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



Applicant/Agent Name (Type or Print)

Ben Scott

Applicant/Agent Signature

9-30-15

Date

BOUNDARY SURVEY

IN

THE SE1/4 OF SE1/4, SECTION 20, T4-S, R16-E COLUMBIA COUNTY, FLORIDA

DESCRIPTION

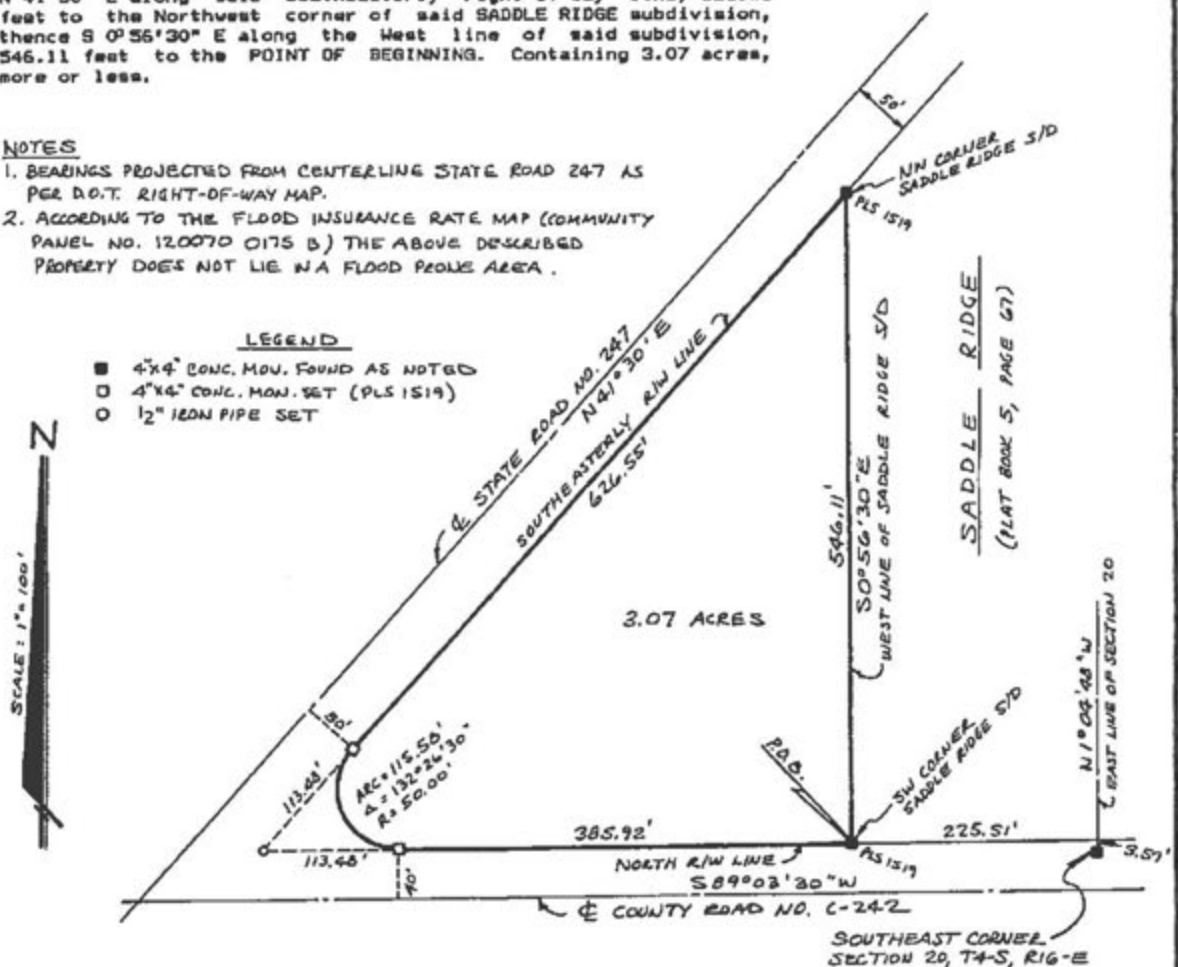
Commence at the Southeast corner of Section 20, Township 4-South, Range 16 East, Columbia County, Florida and run thence N 1°04'48" W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30" W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30" W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No. 247, thence N 41°30' E along said Southeasterly right-of-way line, 626.55 feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 0°56'30" E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING. Containing 3.07 acres, more or less.

NOTES

1. BEARINGS PROJECTED FROM CENTERLINE STATE ROAD 247 AS PER D.O.T. RIGHT-OF-WAY MAP.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B) THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA.

LEGEND

- 4"x4" CONC. MON. FOUND AS NOTED
- 4"x4" CONC. MON. SET (PLS 1519)
- 1/2" IRON PIPE SET



SURVEYOR'S CERTIFICATE

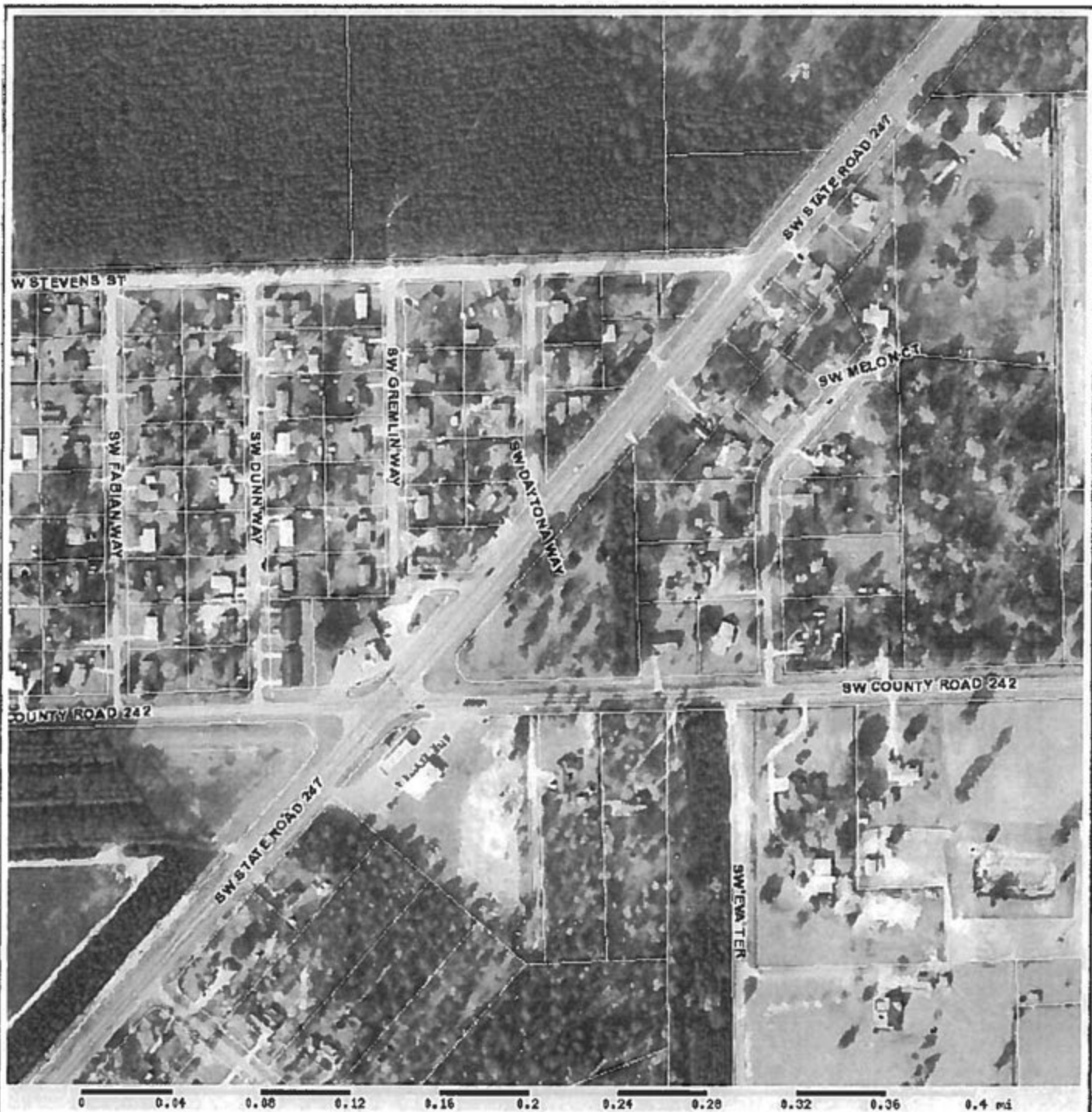
I hereby certify to all parties interested in title to premises surveyed that the plat hereon shown is a true and correct plat of survey made under my direction of the herein described lands and meets the requirements for the Minimum Technical Standards for Land Surveying, Chapter 21B-6, Florida Administrative Code.

Signed *W.C. Hale*
W.C. Hale, Land Surveyor
Florida Certificate No. 1519
Date *1-14-91*

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

FOR: RALPH NORRIS

W. C. HALE & ASSOCIATES, INC. SURVEYING			
P. O. BOX 1141, 2125 SOUTH FIRST STREET LAKE CITY, FLA. 32055 PH: (904) 752-5640			
JOB NO:	3280	DATE:	1-14-91
FIELD BOOK:	40:20	SCALE:	1" = 100'
DRAWN BY:	JML	SHEET NO:	1 OF 1



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 20-4S-16-03077-002 - VACANT (000000)

THAT PART OF SE1/4 OF SE1/4 AS LIES S & E OF SR-247, ORB 449-882 & 885-2550-2553 EX SADDLE RIDGE SD, WD 1103-2692, CWD 1138-930

Name: NORRIS RALPH TRUSTEE OF THE

Site: RALPH NORRIS REV LIV TRUST

Mail: 319 SW RALPH TERR
LAKE CITY, FL 32024

Sales Info 11/28/2006 \$100.00 V / U

2015 Certified Values

Land	\$46,348.00
Bldg	\$0.00
Assd	\$46,348.00
Exmpt	\$0.00
Taxbl	Only: \$46,348
	Other: \$46,348 Schl: \$46,348

NOTES:

This information, updated 9/25/2015, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



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GizzdyLogic.com

Columbia County Property Appraiser

updated: 9/25/2015

2015 Tax Year
[Tax Collector](#)
[Tax Estimator](#)
[Property Card](#)
[Parcel List Generator](#)[Interactive GIS Map](#)[Print](#)

Parcel: 20-4S-16-03077-002

[<< Next Lower Parcel](#)
[Next Higher Parcel >>](#)

Search Result: 1 of 1

Owner & Property Info

Owner's Name	NORRIS RALPH TRUSTEE OF THE		
Mailing Address	RALPH NORRIS REV LIV TRUST 319 SW RALPH TERR LAKE CITY, FL 32024		
Site Address			
Use Desc. (code)	VACANT (000000)		
Tax District	3 (County)	Neighborhood	20416
Land Area	3.070 ACRES	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THAT PART OF SE1/4 OF SE1/4 AS LIES S & E OF SR-247. ORB 449-682 & 885-2550-2553 EX SADDLE RIDGE S/D, WD 1103- 2692, CWD 1138-930		



Property & Assessment Values

2015 Certified Values		
Mkt Land Value	cnt: (0)	\$46,348.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$46,348.00
Just Value		\$46,348.00
Class Value		\$0.00
Assessed Value		\$46,348.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$46,348 Other: \$46,348 Schl: \$46,348	

2016 Working Values		
Mkt Land Value	cnt: (0)	\$46,348.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$46,348.00
Just Value		\$46,348.00
Class Value		\$0.00
Assessed Value		\$46,348.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$46,348 Other: \$46,348 Schl: \$46,348	

NOTE: 2016 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

[Show Similar Sales within 1/2 mile](#)

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
11/28/2006	1103/2693	WD	V	U	01	\$100.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

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

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	3.07 AC	1.00/1.00/0.85/1.00	\$15,097.07	\$46,348.00

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
820	Shopping Center	42.68	3.37	5.00	213.40	16.85

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	50.00	750.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	50.00	750.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office Building	5.50	5.00	27.50

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5)

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

Evaluation and Findings: The applicant proposes a Commercial, Neighborhood ("CN") Zone District. The CN Zone District is designed to serve rural areas, be located at the intersection of collector or arterial roadways, and provide opportunities for small retail and service establishments. The subject property is bound to the south and northwest by arterial roadways. Further, properties to the south and west both have commercial uses.

- 2) The existing land use pattern.

Evaluation and Findings: As previously mentioned, the subject property is bound to the south and west by properties with commercial uses; therefore, will not result in a land use pattern that is not already exist.

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

Evaluation and Findings: As previously mentioned, the subject property is bound to the south and west by commercial uses; therefore, the proposed amendment would not create an isolated district unrelated to adjacent and nearby districts.

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

Evaluation and Findings: The applicant is requesting a Commercial Zone District. As demonstrated in the Concurrency Management Assessment, the proposed amendment would not increase or overtax the load on public facilities.

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

Evaluation and Findings: The existing district boundaries are illogically drawn in relation to existing conditions. The proposed amendment will apply a zoning designation that is in character when the existing uses in the area.

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

Evaluation and Findings: As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has experienced rapid growth; therefore, changed conditions warrant the passage of the proposed amendment.

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

Evaluation and Findings: As previously mentioned, properties to the south and

west have commercial uses. Given there is existing commercial uses neighboring the subject property, the proposed amendment would not adversely influence the living conditions of the neighborhood.

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

Evaluation and Findings: As indicated in the Concurrency Analysis, the proposed amendment does not create any impacts to public facilities, including traffic.

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

Evaluation and Findings: During the Site & Development phase, the subject property will be subject to the applicable regulations by Suwannee River Water Management District and the County's LDRs; therefore, there are no concerns regarding drainage.

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

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

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

Evaluation and Findings: Since surrounding properties contain similar uses and the same Zone District as the proposed Zone District, it is not anticipated that the proposed amendment will affect property values of the adjacent area.

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

Evaluation and Findings: As previously mentioned, properties to the south and west have similar uses; therefore, it is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.

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

Evaluation and Findings: Given properties to the south and west contain commercial uses; the proposed amendment would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

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

Evaluation and Findings: As previously mentioned, this area of the county is experiencing rapid growth. As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has experienced rapid residential growth. The additional commercial land use will allow for supporting uses to the surrounding residential land uses.

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

Evaluation and Findings: This area of the county is experiencing rapid growth. As the county continues to grow, the demand for additional commercial uses continues to grow. Many of these commercial areas are to serve areas of the county along major collector and arterials to serve neighboring residential uses. This area of the county has experienced rapid residential growth. The additional commercial land use will allow for supporting uses to the surrounding residential land uses. Further, existing and similar uses exist to the south and west of the subject property; therefore, the proposed change is not out of scale with the needs of the neighborhood or the county.

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

Evaluation and Findings: While it is not entirely impossible to find other sites in the county that allow the proposed use; the subject property is in a location that provides an opportunity to allow neighborhood commercial uses that will benefit the surrounding residential uses. Further, as mentioned in the Comprehensive Plan Consistency Analysis above, the proposed amendment is in compliance with Columbia County's Comprehensive Plan.

Legal Description – Tax Parcel 20-4s-16-03077-002

Commence at the Southeast Corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48"W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30"W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30"W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No 247, thence N 41°30'E along said Southeasterly right-of-way line, 626.55, feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 00°56'30"E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING. Containing 3.07 acres, more or less.

EX 0885 PG2550

19.50
70

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

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY FL

99-13769

1999 AUG 10 PM 3:54

RETURN TO:
TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
99-401

Grantee #1 S.S. No. [REDACTED]

Grantee #2 S.S. No. [REDACTED]

Property Appraiser's
Parcel Identification No.
03229-000

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

RECORD & FILED

WARRANTY DEED

THIS INDENTURE, made this 9th day of August, 1999, BETWEEN
RALPH NORRIS and his wife, CAROLYN E. NORRIS, whose post office
address is Route 15, Box 705, Lake City, Florida 32024, of the
County of Columbia, State of Florida, grantor*, and RALPH NORRIS,
as to an undivided seventy percent (70%) interest, and CAROLYN E.
NORRIS, as to an undivided thirty percent (30%) interest, whose
post office address is Route 15, Box 705, Lake City, Florida 32024,
of the County of Columbia, State of Florida, grantee*.

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

PARCEL 1

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: W 1/2 LESS AND EXCEPT:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: W 1/2 of NE 1/4 of NW 1/4; SE 1/4 of SW
1/4; SE 1/4 of NW 1/4; S 1/2 of SW 1/4 of
NW 1/4; NW 1/4 of SW 1/4 of NW 1/4; and
LESS AND EXCEPT that property described
on Exhibit "A" attached hereto and made a
part hereof.

PARCEL 2

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: SW 1/4 of NE 1/4 LESS AND EXCEPT the East
499.63 feet thereof.

PARCEL 3

TOWNSHIP 4 SOUTH - RANGE 16 EAST 0885 PG2551

SECTION 28: SW 1/4 of NW 1/4 of SE 1/4. OFFICIAL RECORDS

PARCEL 4

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 33: See Exhibit "B" attached hereto and made a part hereof.

PARCEL 5

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 20: That part of the SE 1/4 lying North of CR 242 and Southeasterly of SR 247.

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

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.

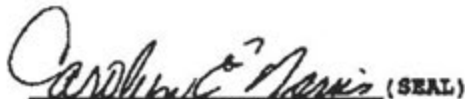
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


(First Witness)
Terry McDavid
Printed Name


(SEAL)
RALPH NORRIS


(Second Witness)
DeEtte F. Brown
Printed Name


(SEAL)
CAROLYN E. NORRIS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of August, 1999, by RALPH NORRIS and his wife, CAROLYN E. NORRIS, who are personally known to me and who did not take an oath.

My Commission Expires:


Notary Public



LESS AND EXCEPT THE FOLLOWING PARCELS:

OFFICIAL RECORDS

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: Commence at the Northwest corner of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 00°27'17" W along the West line of said section, 76.28 feet to the South Right-of-Way line of County Road No. C-242, thence N 89°03'35" E along said South Right-of-Way line, 911.87 feet to the Point of Beginning, thence continue N 89°03'35" E along said South Right-of-Way line, 424.58 feet to the East line of the NW 1/4 of the NW 1/4 of said Section 28, thence S 00°19'11" E along said East line, 617.14 feet, thence S 89°28'27" W, 424.56 feet, thence N 00°19'11" W, 614.07 feet to the Point of Beginning.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: Begin at the Southeast corner of the NW 1/4 of the NW 1/4, Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 00°19'11" W along the East line of said NW 1/4 of NW 1/4, 647.17 feet; thence S 89°28'27" W, 672.27 feet; thence S 00°04'03" E, 647.18 feet to the South line of said NW 1/4 of NW 1/4; thence N 89°28'27" E, along the South line of said NW 1/4 of NW 1/4, 676.65 feet to the POINT OF BEGINNING.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: COMMENCE at the Northwest Corner of Section 28, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 00°27'17" W along the West Line of said Section 28, 76.28 feet to the South right-of-way line of County Road No. C-42; thence N 89°03'35" E along said South right-of-way line, 297.26 feet to the POINT OF BEGINNING; thence continue N 89°03'35" E along said South right-of-way line, 614.56 feet; thence S 00°19'11" E 614.07 feet; thence S 89°28'27" W 412.19 feet; thence N 00°27'17" E 180.00 feet; thence S 89°28'27" W 210.57 feet; thence N 00°27'17" E 429.70 feet to the POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 4

BK 0885 PG 2553

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 33: North 1/4 of E 1/2 lying West of Mauldin Road. COLUMBIA COUNTY, FLORIDA. OFFICIAL RECORDS

LESS AND EXCEPT:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 33: Commence at the Northwest corner of the NE 1/4, Section 33, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 89°12'39"E along the North line of said Section 33, 1855.95 feet to the POINT OF BEGINNING; thence continue N 89°12'39"E along said North line, 783.18 feet to the West right-of-way line of Mauldin Road, thence S 7°01'04"W along said West right-of-way line, 616.52 feet, thence S 89°15'28"W, 782.63 feet; thence N 6°58'28"E, 615.81 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 33: That part of the N 1/4 of the E 1/2 of Section 33, Township 4 South, Range 16 East, Columbia County, Florida, described as follows: Begin at the Northwest Corner of said E 1/2 and run thence N 89°12'39"E along the North line of said Section 33, 1072.76 feet; thence S 06°52'52"W, 1230.20 feet; thence S 89°18'16"W 1072.52 feet to the West line of said E 1/2; thence N 06°52'52"E along said West line, 1228.42 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 33: That part of the N 1/4 of the E 1/2 of Section 33, Township 4 South, Range 16 East, Columbia County, Florida, described as follows: Begin at the Northwest Corner of said E 1/2 and run thence S 06°52'52"W along said West line, 1228.42 feet to the POINT OF BEGINNING; thence run S 06°52'52"W, along said West line 60.54 feet to the South line of the N 1/4 of the E 1/2 of said Section; thence run N 89°18'16"E, along said South line 1072.52 feet; thence run N 6°52'52"E, 60.54 feet; thence run S 89°18'16"W, 1072.52 feet to the POINT OF BEGINNING.

EXHIBIT "B"

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet Parnell Frisina

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

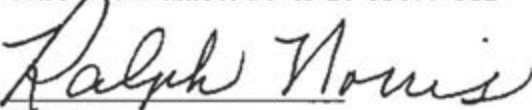


NOTICE OF AUTHORIZATION

I, Ralph Norris, trustee of Ralph Norris Revocable Living Trust, owner, do hereby authorize the Board of County Commissioners of Columbia County, Florida, to act on my behalf as agent concerning an application for Site Specific Amendment to the Official Zoning Atlas (Rezoning) for the property more particularly described as:

Commence at the Southeast Corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48"W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30"W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30"W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No 247, thence N 41°30'E along said Southeasterly right-of-way line, 626.55, feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 00°56'30"E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING. Containing 3.07 acres, more or less.

Tax Parcel Number 20-4s-16-03077-002

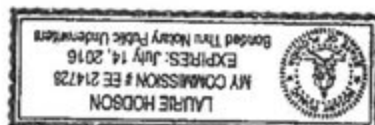

Signature

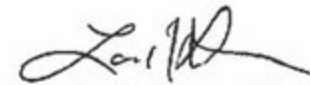

Printed Name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 1 Day of October, 2015
by Ralph Norris Who is personally known to me or who has produced a
Driver's license as identification.

(NOTARIAL SEAL)




Notary Public, State of Florida
My Commission Expires:

Columbia County Tax Collector

generated on 9/30/2015 10:40:39 AM EDT

Tax Record

Last Update: 9/30/2015 10:38:44 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R03077-002	Tax Type REAL ESTATE	Tax Year 2014
Mailing Address NORRIS RALPH TRUSTEE OF THE RALPH NORRIS REV LIV TRUST 319 SW RALPH TERR LAKE CITY FL 32024	Property Address GEO Number 204S16-03077-002	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code
Legal Description (click for full description) 20-4S-16 0000/0000 3.07 Acres THAT PART OF SE1/4 OF SE1/4 AS LIES S & E OF SR-247. ORB 449-682 & 885-2550-2553 EX SADDLE RIDGE S/D, WD 1103- 2692, CWD 1138-930		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	44,998
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	44,998
LOCAL	4.8840	44,998
CAPITAL OUTLAY	1.5000	44,998
SUWANNEE RIVER WATER MGT DIST	0.4141	44,998
LAKE SHORE HOSPITAL AUTHORITY	0.9620	44,998
		Exemption Amount
		0
		Taxable Value
		\$44,998
		Taxes Levied
		\$360.66
		\$33.66
		\$219.77
		\$67.50
		\$18.63
		\$43.29
Total Millage	16.5231	Total Taxes
		\$743.51
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$53.74
Total Assessments		\$53.74
Taxes & Assessments		\$797.25
If Paid By		Amount Due

\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/14/2014	PAYMENT	3000544.0001	2014	\$765.36

Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

District No. 1 — Ronald Williams
District No. 2 — Joel S. Niblack
District No. 3 — Ludie Shipp
District No. 4 — Kenneth E. Willt
District No. 5 — James Montgomery



BOARD OF COUNTY COMMISSIONERS C COLUMBIA COUNTY

June 26, 1990

Terry McDavid
Post Office Box 1328
Lake City, Fl. 32056

Dear Mr. McDavid:

This is to inform you that the Columbia County Planning & Zoning Board voted on June 20, 1990 to recommend approval for the Norris' request for a Zoning Change. This recommendation will be forwarded to the Columbia County Board of County Commissioners for their consideration on July 5, 1990 at 7:00 P.M. in the County Courthouse.

If you should have any questions please contact 758-1007.

Sincerely,

John D. Kerce " " " "
Building & Zoning Director

JDK/kt

Ralph Norris
Home 752-5069
cell 984-7400

District No. 1 — Ronald Williams
District No. 2 — Joel S. Niblack
District No. 3 — Ludie Shipp
District No. 4 — Kenneth E. Wilt
District No. 5 — James Montgomery



BOARD OF COUNTY COMMISSIONERS C COLUMBIA COUNTY

July 9, 1990

Terry McDavid
Post Office Box 1328
Lake City, Fl. 32056

Dear Mr. McDavid:

The Columbia County Board of County Commissioners voted on July 5, 1990 to approve the Norris's request for a Zoning change to CN as requested in the application which was submitted to this department.

If you should have any questions regarding this matter please contact 758-1007.

Sincerely,

A handwritten signature in cursive script that reads "John D. Kerce".

John D. Kerce
Building & Zoning Director

JDK/kt

THE LAKE CITY REPORTER

20548

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

Legal Notice of Public Hearing in the matter of

in the Court, was published in said newspaper in the issues of October 7, 2015

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

Sworn to and subscribed before me this 9 day of October, A.D., 2015



KATHLEEN A. RUFF
MY COMMISSION EXPIRES August 20, 2017
Florida Notary Public Services

[Signature]
Notary Public

Legal Copy
As Published

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT
TO THE COLUMBIA COUNTY
LAND DEVELOPMENT REGU-
LATIONS
BY THE PLANNING AND ZON-
ING BOARD OF COLUMBIA
COUNTY, FLORIDA, SERVING
ALSO AS THE LOCAL PLAN-
NING 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 Develop-
ment Regulations, as amended, here-
inafter referred to as the Land Devel-
opment Regulations, objectives, rec-
ommendations and comments con-
cerning the amendments, as describ-
ed below, will be heard by the Plan-
ning and Zoning Board of Columbia
County, Florida, serving also as the
Local Planning Agency of Columbia
County, Florida, at public hearings
on October 22, 2015 at 7:15 p.m., or
at soon thereafter as the matter can
be heard, in the School Board Ad-
ministrative Complex located at 372
West Deval Street, Lake City, Flori-
da.

2.6548, an application by Board of
County Commissioners, agent for
Ralph Morris Revocable Living
Trust, owner, to amend the Official
Zoning Atlas of the Land Develop-
ment Regulations by changing the
zoning district from Agriculture-1
("A-1") to COMMERCIAL,
NEIGHBORHOOD ("CN") for the
property described, as follows:
Commencement at the Southeast Corner
of Section 20, Township 4 South,
Range 16 East, Columbia County,
Florida and run thence N 1°04.4'W
along the East line of said Section
20, 3.57 feet to the North right-of-
way line of County Road No. C-
242, thence S 85°40'30" W along said
North right-of-way line, 225.51 feet
to the Southwest corner of SADDLE
RIDGE, a subdivision according to
plat thereof recorded in Plat Book 1,
Page 67 of the Public Records of Col-
umbia County, Florida and to the
POINT OF BEGINNING, thence
continue S 89°01'30" W along said
North right-of-way line 385.12 feet
to a Point of Curve, thence
Northwesterly along said curve suc-
cessive to the right having a radius of
50 feet and a total central angle of
135°25'30" an arc distance of
115.38 feet to the Southeasterly
right-of-way line of State Road No.
247, thence N 41°30'30" along said
Southeasterly right-of-way line,
626.53 feet to the Northwest corner
of said SADDLE RIDGE subdivi-
sion, thence S 00°30'31" E along the
West line of said subdivision, 446.11
feet to the POINT OF BEGIN-
NING. Containing 3.07 acres, more
or less.

Tax Parcel 20-44-16-03077-001.
The public hearings may be contin-
ued to one or more future dates. Any
interested party shall be advised that
the date, time and place of any con-
tinuation of the public hearings shall
be announced during the public hear-
ings and that no further notice con-
cerning the matters will be publish-
ed, unless said continuation exceeds
six calendar weeks from the date of
the above referenced public hearings.
At the aforementioned public hear-
ings, all interested parties may ap-
pear to be heard with respect to the
amendments.

Copies of the amendments are avail-
able for public inspection at the Of-
fice 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 hear-
ing, they will need a record of the
proceedings, and that, for such pur-
pose, they may need to ensure that a
verbatim record of the proceedings is
made, which record includes the tes-
timony and evidence upon which the
appeal is to be based.

In accordance with the Americans
with Disabilities Act, persons need-
ing a special accommodation or an
interpreter to participate in the pro-
ceedings should contact Lisa K. B.
Roberts, at least seven (7) days prior
to the date of the hearing. Mr. Rob-
erts may be contacted by telephone
at (386)758-1005 or by Telecommu-
nication Device for Deaf at
(386)758-2135.

10741674
October 9, 2015

*Mailed
10/9/15*

**PUBLIC NOTICE:
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING & ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA.**

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the **Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency** of Columbia County, Florida, at public hearings on October 22, 2015 at 7:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

Z 0548, an application by Board of County Commissioners, agent for Ralph Norris Revocable Living Trust, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Agriculture-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for the property described, as follows:

Commence at the Southeast Corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48"W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242, thence S 89°03'30"W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING, thence continue S 89°03'30"W along said North right-of-way line, 385.92 feet to a Point of Curve, thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road No 247, thence N 41°30'E along said Southeasterly right-of-way line, 626.55, feet to the Northwest corner of said SADDLE RIDGE subdivision, thence S 00°56'30"E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING.

Containing 3.07 acres, more or less.

Tax Parcel 20-4s-16-03077-002

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

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

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

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

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

PUBLIC NOTICE:
NOTICE OF PUBLIC HEARING *Filed 10/9/15*
BEFORE THE PLANNING & ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA.

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the **Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency** of Columbia County, Florida, at public hearings on October 22, 2015 at 7:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

Z 0548, an application by Board of County Commissioners, agent for Ralph Norris Revocable Living Trust, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Agriculture-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for the property described, as follows:

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Containing 3.07 acres, more or less.

Tax Parcel 20-4s-16-03077-002

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

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

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

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

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

PUBLIC
NOTICE



THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

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

in the matter of

Legal Notice of Enactment of Ordinances

in the Court, was published in said newspaper in the issues of *November 6, 2015*

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

Sworn to and subscribed before me this *6* day of *November* A.D., 20 *15*



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES: August 20, 2018
Bonded 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 ordinance, which titles herein-after appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on November 19, 2015 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances reads, as follows:

ORDINANCE NO. 2015-22
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0548, BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURE-3 ("A-3") TO COMMERCIAL, NEIGHBORHOOD ("CN") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearings may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings. All persons are advised that, if they decide to appeal any decisions made at the public hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

10742090
November 6, 2015

PUBLIC NOTICE: *Mailed 11/6/15*
**NOTICE OF ENACTMENT OF AN
ORDINANCE BY THE BOARD OF
COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA.**

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

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

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

Posted
11-6-15

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COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA.

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

BOARD OF COUNTY COMMISSIONERS ● COLUMBIA COUNTY

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: 11/12/15

Meeting Date: 11/19/15

Name: Ben Scott

Department: Administration

Division Manager's Signature: 

1. Nature and purpose of agenda item: Southside security cameras.

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

2. Fiscal impact on current budget.

Is this a budgeted item?

☐ N/A

☒ Yes Account No. _____

☐ No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

FROM

TO

AMOUNT

For Use of County Manger Only:

[] Consent Item

[☒] 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 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: 11/5/2015

To: Clint Pittman, Landscape Director

From: Ben Scott, County Manager

A handwritten signature in black ink, appearing to read "Ben Scott".

RE: Southside Security Cameras

I have reviewed your memo dated 11/3/15 in reference to the need for security cameras at the Southside Sports Complex. Please proceed and coordinate with the IT Department for the installation of the cameras. Please issue related purchase orders from the Southside improvements account 001.9041.572.6063.

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

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memorandum

November 3, 2015

To: ✓ Ben Scott, County Manager
Kevin Kirby, Operations Manager

From: Clint Pittman, Landscape and Parks Director *CP*

Re: Southside Sports Complex break-ins

As we are all aware we continue to get broke into at the ball fields. With this latest break-in last week we are once again replacing steel doors and repairing interior walls. There has been talk for the past couple of years about putting up cameras to help catch and or deter some of this. Todd with IT has worked up the plan to cover these buildings and has put a budget number of approximately \$18,000.00 to do all concessions except soccer which currently has cameras. With this not being in the original scope of work for Southside improvements I am requesting this be paid for from those funds so we can get this much needed feature added. We are experiencing thousands of dollars in repairs associated with these break-ins and this additional security step will help stop or at least aid in catching suspects.

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

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

AGENDA ITEM REQUEST FORM

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Today's Date: 11/12/15

Meeting Date: 11/19/15

Name: Ben Scott

Department: Administration

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item: Request to prepare an RFP for hiring an architect for the County's
space needs analysis under a continuing contract.

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

2. Fiscal impact on current budget.

Is this a budgeted item?

☐ N/A

☒ Yes Account No. 001-1000-511.30-31

☐ No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

FROM

TO

AMOUNT

For Use of County Manger Only:

[] Consent Item

[X] Discussion Item

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Date: 11/13/2015

To: Board of County Commissioners

From: Ben Scott, County Manager *Ben Scott*

RE: Architect for Space Needs Analysis

As you are aware, staff has been working on possible solutions for space needs of various county offices. It has become obvious that the services of an architect will be needed for consulting and estimating services. I would like to request Board approval for the issuance of a request for proposal, for a continuing contract for architectural services, in order to continue with our efforts in analyzing possible solutions to the County's space needs.

BOARD OF COUNTY COMMISSIONERS ● COLUMBIA COUNTY

AGENDA ITEM REQUEST FORM

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Today's Date: November 2, 2015

Meeting Date: November 19, 2015

Name: Kevin Kirby

Department: Operations

Division Manager's Signature: 

1. Nature and purpose of agenda item: Disposal site and rate for bird flu influenza

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

2. Fiscal impact on current budget.

Is this a budgeted item?

☒ N/A

☐ Yes Account No. _____

☐ No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____

FROM

TO

AMOUNT

For Use of County Manger Only:

[] Consent Item


☒ 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 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

TO: Ben Scott, County Manager
FROM: Kevin Kirby, Assistant County Manager 
DATE: November 2, 2015
SUBJECT: Avian Bird Influenza

As per our discussions there is probable cause to expect an outbreak of Avian Bird Influenza in our area.

We have reached out to the Department of Environmental Protection for guidelines in an effort to help our local growers. They advise that no special permit or permit modification is necessary for our landfill to accept the bird carcasses. DEP only requires notification upon acceptance of any diseased carcasses.

The carcasses would be classified as a Special Waste and an appropriate special fee would apply. After surveying area landfills the Special Waste fees average \$100/ton. We are currently charging \$80/ton.

Dr. Joanna Davis of the USDA will supply personnel and contractors at both the grower location and the landfill to handle all sanitation, disinfecting, and operations for disposal. We will only be required to provide and area, dig the hole and cover the carcasses.

I am recommending that we agree to accept the carcasses at a rate of \$100/ton should the need arise.

Please advise how you wish to proceed.

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

BOARD OF COUNTY COMMISSIONERS ● COLUMBIA COUNTY

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: November 10, 2015

Meeting Date: November 19, 2015

Name: Kevin Kirby

Department: Operations

Division Manager's Signature: 

1. Nature and purpose of agenda item: Approve task order for \$70,000 from North Professional Services, Inc. to perform complete study of HVAC/Chillers at courthouse.

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

2. Fiscal impact on current budget.

Is this a budgeted item?

☐ N/A

☐ Yes Account No. _____

☒ No Please list the proposed budget amendment to fund this request

Budget Amendment Number: BA

FROM

TO

AMOUNT

For Use of County Manger Only:

[] Consent Item

☒ Discussion Item

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

Experience. *Quality*. Commitment.



November 6, 2015

Mr. Kevin Kirby
Operations Manager for Columbia County
PO Box 1529
Lake City, FL, 32056

SUBJECT: Columbia County Courthouse HVAC and Chillers, Lake City, FL

Mr. Kirby,

This letter is in reference to the meeting held on October 22, 2015 regarding the issues with the HVAC system at the Columbia County Courthouse. In attendance at the meeting were representatives from Columbia County, North Florida Professional Services, Florida Power and Light, Johnson Controls and Coburn and Associates. Several items and concerns with the current HVAC system were discussed.

The first concern and the biggest issue appears to be the fact that the existing chillers have to be manually manipulated. In cooler weather, the chillers are manipulated for hours to keep them from shutting down due to low oil pressure. By design, the existing chillers do not have oil pumps and need differential refrigerant pressure to develop oil pressure. This is not accomplished quickly when the cooling tower water is cold. Therefore when the oil pressure does not build quickly enough, the chillers shut down. The issue would be eliminated by installing new centrifugal chillers eliminating the oil pressure problem.

The second concern is that the chillers appear to be oversized. The oversized chillers are operating at part load and are not operating efficiently. Previously, one of the chillers was converted to R143a which reduced the chiller's capacity to about 65-70% of its original capacity. The converted chiller appears to handle the load of the building on most days supporting the theory that the original chillers were oversized. Chillers are most efficient when they operate closer to the full capacity of the chiller. The anticipated efficiency of a new chiller properly sized should be at least 20% more efficient than the existing chillers. The existing second chiller is still using R22 refrigerant which is being phased out and expensive to replace. The existing chillers have a life expectancy of 15 years and were built in 1999. The existing chillers are almost 17 years old and are nearing the end of their useful life. During the meeting, the general consensus was that at least one of the chillers should be replaced as soon as possible. The estimated purchased and installed cost of a new chiller is between \$200,000 and \$220,000.

The third concern was high humidity in the Public Defender's office with the possibility of the same concern in a few other isolated areas of the building. This air side issue is being caused by unconditioned outside air being introduced into the building. This issue needs to be investigated throughout the building. High humidity is correctable and may also represent energy saving opportunities after correction.

Several ideas were introduced for issues that might be candidates for additional energy saving projects which also may qualify for the FPL rebate program. Briefly discussed were items such as demand control ventilation or energy recovery ventilators along with a new and/or expanded control system. In the final analysis report, these items will be studied and addressed.

It was decided during the meeting that a complete study of the building needed to take place which included a complete load analysis. With this information, the chiller(s) could then be sized. The replacement of at least one of the existing chillers needs to happen as soon as possible. The existing control system would then be analyzed, both in terms of the physical system and its operation sequencing. Finally, study all energy saving and/or rebate projects which will determine both the project costs and the return time for each project. The repair and/or modifications needed after the chiller replacement will be addressed in the final analysis report to the County Commission and will give a timeline for projects that need to be handled now and those that can be handled at a future time.

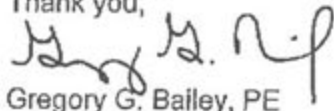
The completed final analysis report can be completed by mid-January 2016. After review and decision making and project design and bidding time, it would be another eight weeks, mid-March 2016, to let a contract for the work. Based on the discussions at our meeting, it is believed some of the issues can be addressed by a chiller replacement. The lead time for chiller delivery is between 8 and 10 weeks. By letting the contract in mid-March 2016 and the delivery of the chiller taking 8 to 10 weeks for delivery, the chiller replacement would start by June 2016. This is a very risky time to begin a chiller replacement due to the hot weather. The Courthouse and Annex would run the risk of no A/C in the hot months. The correction for this can be made by scheduling the chiller lead time and contractor bid time to run concurrent with the engineering time rather than in sequence. The chiller replacement would be finished prior to the hotter months. The additional projects that may be identified can be scheduled as funds become available and can be addressed individually.

PROPOSED SCHEDULE

November 16 - December 12	-Complete the load study and size the new chiller. Study the issues that the existing chillers are having with morning start up. Some issues with chiller control may be able to be addressed (or modified) during this time period.
December 15	-County to place a direct purchase order for the chiller. Should have a new chiller on site by Feb 15
December 15 - January 15	-Complete Bid documents for the chiller replacement and mechanical work
January 15- February 15	-Receive bids for the chiller replacement
January 15- February 15	-Completion of the Final Analysis Report. It will also depict all options for consideration by the County.
February 22	-Let the contract for the chiller replacement. Immediately give contractor a Notice to Proceed with a construction time 4 weeks.
March 22	-Completion of the chiller installation
April 1	-Bid documents for any additional work as determined by the County based on the Final Analysis Report.

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

Thank you,



Gregory G. Bailey, PE

TASK ORDER FOR ENGINEERING SERVICES
HVAC Analysis for the Columbia County Courthouse

This agreement made this _____ day of _____, 2015 by and between Columbia County, herein referred to as the COUNTY, and North Florida Professional Services, Inc., herein after referred to as the CONSULTANT:

The COUNTY intends to investigate and remediate problems with the HVAC system at the Columbia County Courthouse, herein after referred to as the PROJECT.

The CONSULTANT intends to perform a load study for the current system, size a new chiller, assess issues with the current chiller control, prepare bid documents and performing construction administration for the chiller replacement, and provide a comprehensive building analysis report.

PROJECT deliverables include:

1. Provide a load study report for the current system.
2. Provide size required for the new chiller
3. Provide construction documents for bidding and construction.
4. Provide bid administration with responses to general contractor's requests for information and issue addenda as needed for the chiller replacement.
5. Provide construction administration with review of general contractor's submittals, requests for information, pay requests, and change order proposals, on-site field reviews as needed and review of the contractor's close-out documentation.

The CONSULTANT intends to provide the above listed services on an hourly fee basis with a not to exceed amount of seventy thousand dollars (\$70,000). This Task Order constitutes a project agreement for the above mentioned scope of services and fee. All in accordance with the Continuing Services Agreement between COUNTY and CONSULTANT.

IN WITNESS THEREOF, Columbia County, Florida, through its Board of County Commissioners has caused this instrument to be executed on the day and year first shown above.

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

Attest:

Clerk

BY: _____
Chairman



IN WITNESS WHEREOF, North Florida Professional Services, Inc., as CONSULTANT herein, has caused this Task Order to be executed in its name by its proper officers duly authorized to sign and execute instruments on its behalf on the day and year first shown above.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

BY: _____
Gregory G. Bailey, P.E.
President