

**COLUMBIA COUNTY
BOARD OF ADJUSTMENT**

November 15, 2016 MEETING AGENDA

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX

372 WEST DUVAL STREET, LAKE CITY, FLORIDA

6:00 P.M.

Pledge to U.S. Flag

Invocation

Public Comments

Public Hearings

SE 0562 – A request by Leslie D. Wilkinson, owner, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for a gunsmith use as a home occupation within the Agriculture-3 (“A-3”) Zone District (Tax Parcel Number 02-6s-16-03766-145).

SE 0563 – A request by Mariben Andersen of Michael Baker International, Inc., agent for the State of Florida, owner, to request a special exception be granted as provided for in Section 4.3.5(1) of the Land Development Regulations to allow for a campground use within the CONSERVATION (“CSV”) Zone District (Tax Parcel Number 29-7s-17-10062-000).

Staff Matters

Adoption of the October 27, 2016 meeting minutes.

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may 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.



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

November 15, 2016

SUBJECT: SE 0562 – A request for a Special Exception pursuant to Section 4.5.7 of the Land Development Regulations (“LDRs”) to allow for a Gunsmith use as a Home Occupation in an Agriculture-3 (“A-3”) Zone District on a ±10.01 acre subject property.

APPLICANT/AGENT: N/A

PROPERTY OWNER(S): Leslie D. Wilkinson

LOCATION: North of SW Roanoke Terrace, Vacant Agricultural Lands, and Single Family Residences; South of Ancient Oaks Subdivision, Vacant Agricultural Lands, and Single Family Residences; East of Vacant Agricultural Lands and Single Family Residence; and, West of Vacant Agricultural Lands and Single Family Residence; Columbia County, Florida.

PARCEL ID NUMBER(S): 02-6s-16-03776-145

ACREAGE: ±10.01 acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

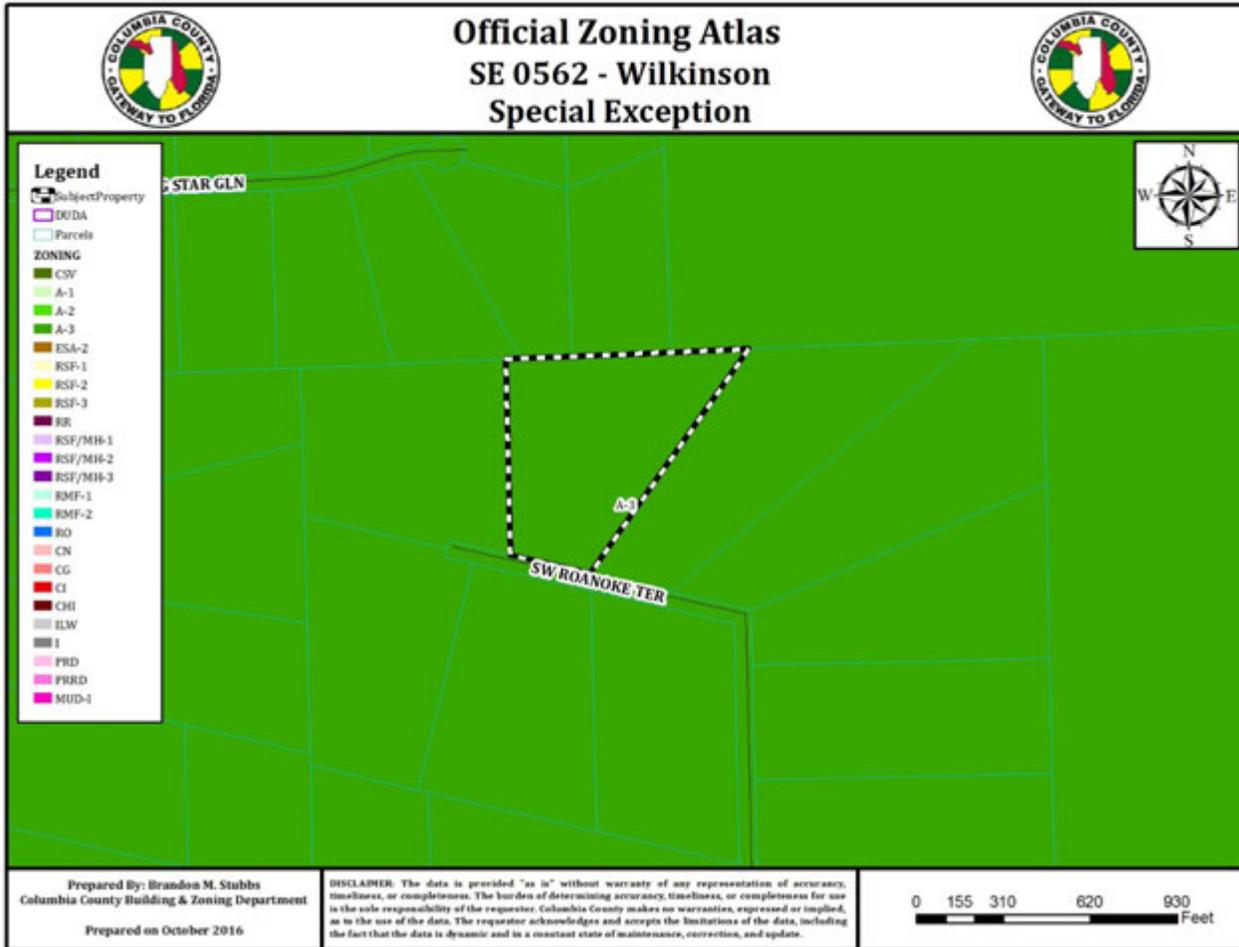
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed Special Exception would allow for a Gunsmith use as a Home Occupation on an approximate 10.01 acre subject property. The subject property is the homestead of the applicant. Further, the applicant proposes to utilize an existing ±576 square foot accessory structure as a shop for the proposed business.

Map 1. Official Zoning Atlas with Subject Property



The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."

ZONING DISTRICT COMPARISON

Zoning District:	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	5 Acres
Floor Area Ratio:	0.20
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

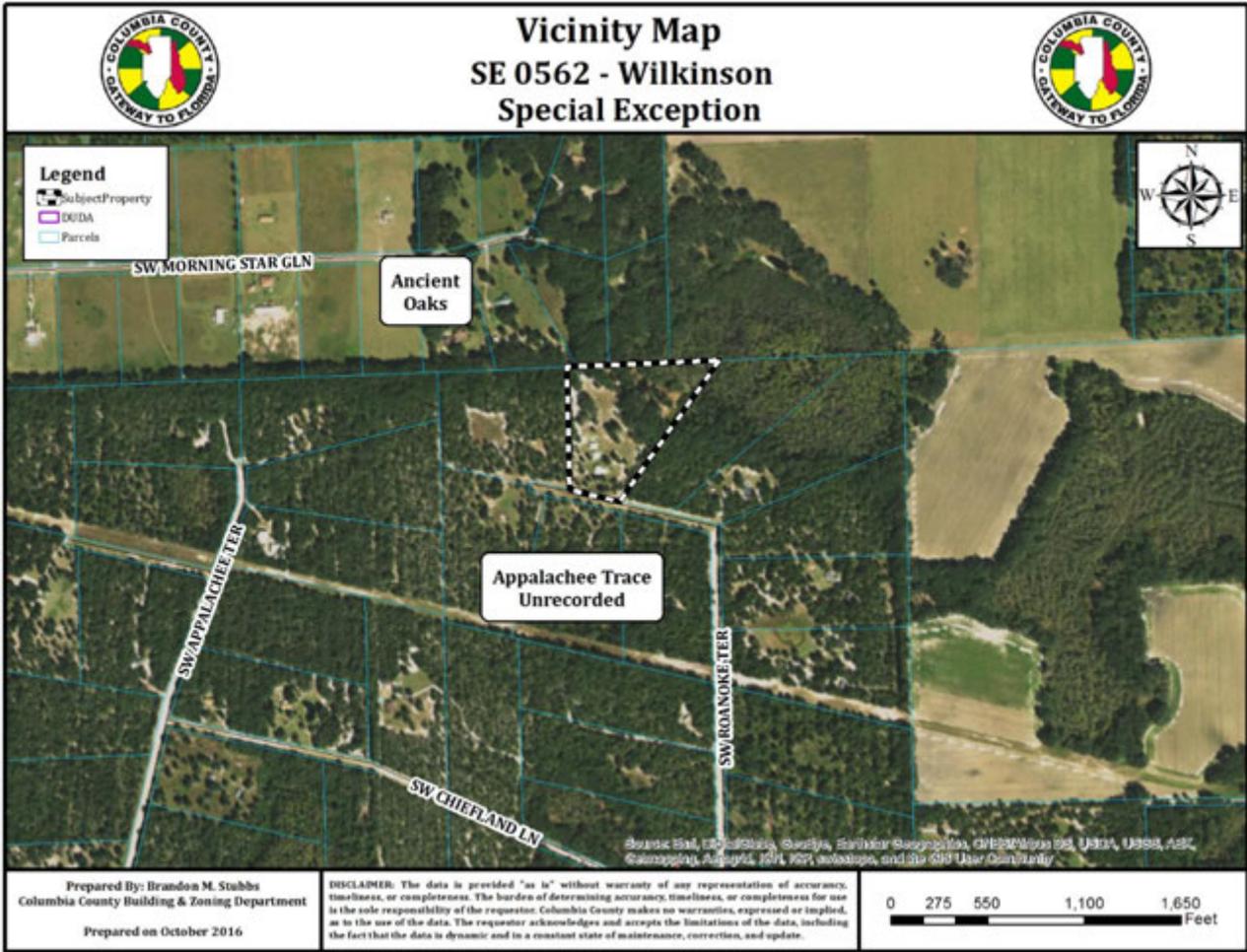
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
South	SW Roanoke Terrace/Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
East	Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
West	Vacant Agricultural Lands/Single Family Residences	Agriculture	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 underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

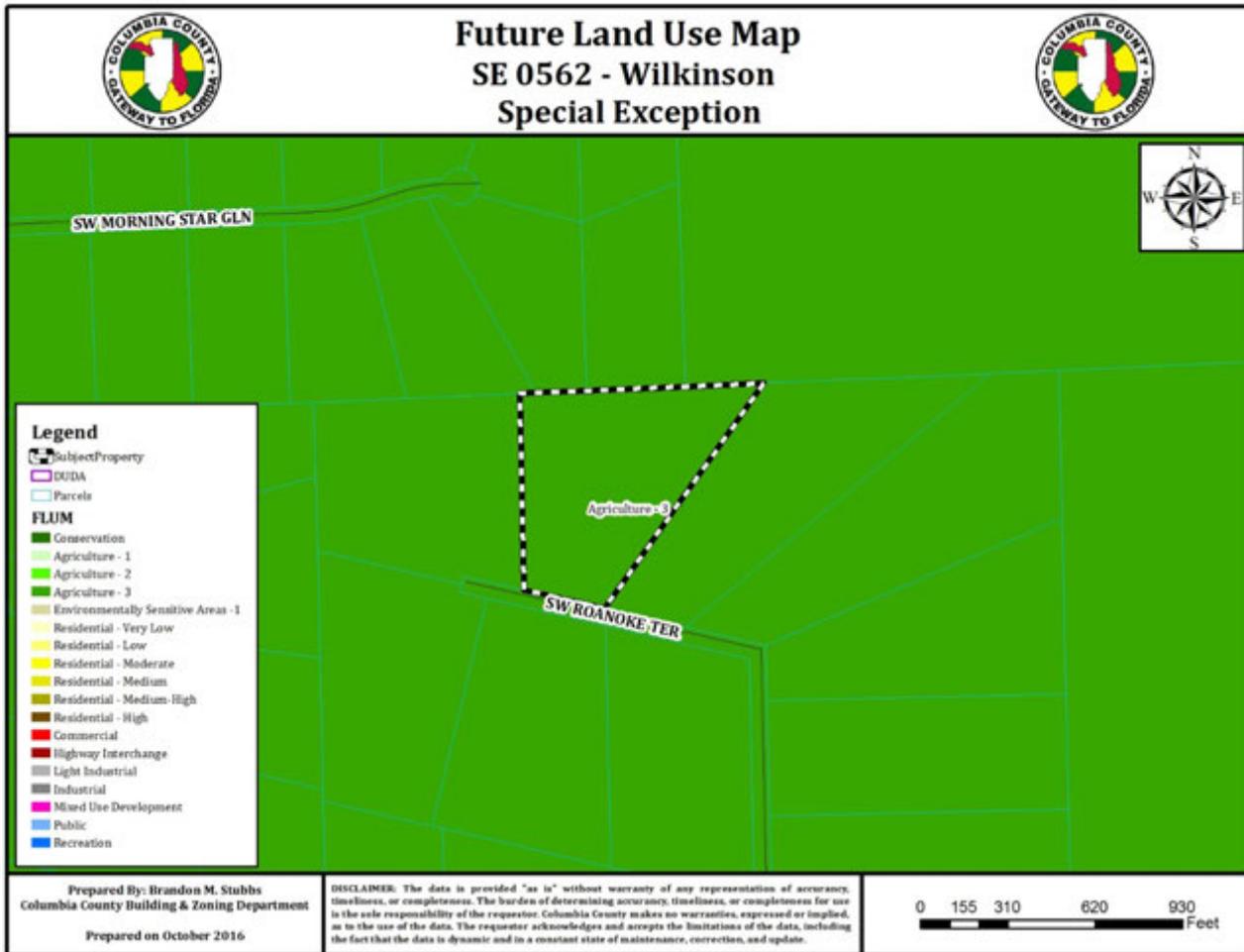
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Agriculture	Agriculture-3 (“A-3”)	✓

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

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

Map 3. Future Land Use Map Designation



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.

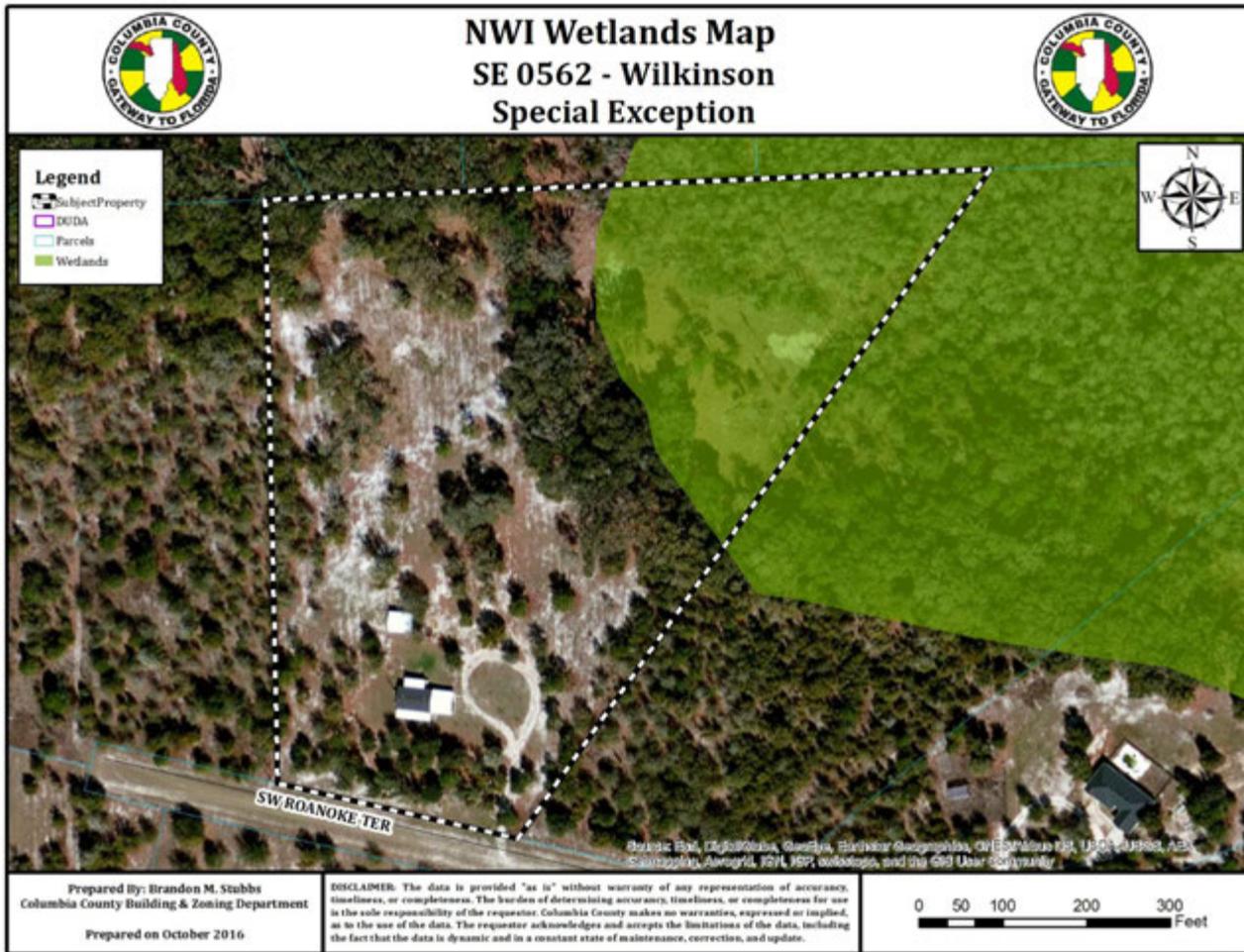
ENVIRONMENTAL CONDITIONS ANALYSIS

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 wetlands located on the subject property.

Evaluation: Even though there are wetlands located on the subject property, there are no issues related to wetland protection. The applicant does not propose any structures or business activities within the wetlands or setbacks.

Map 4. Wetlands Map



Soil Survey

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

There are three (3) soil types found on the subject property:

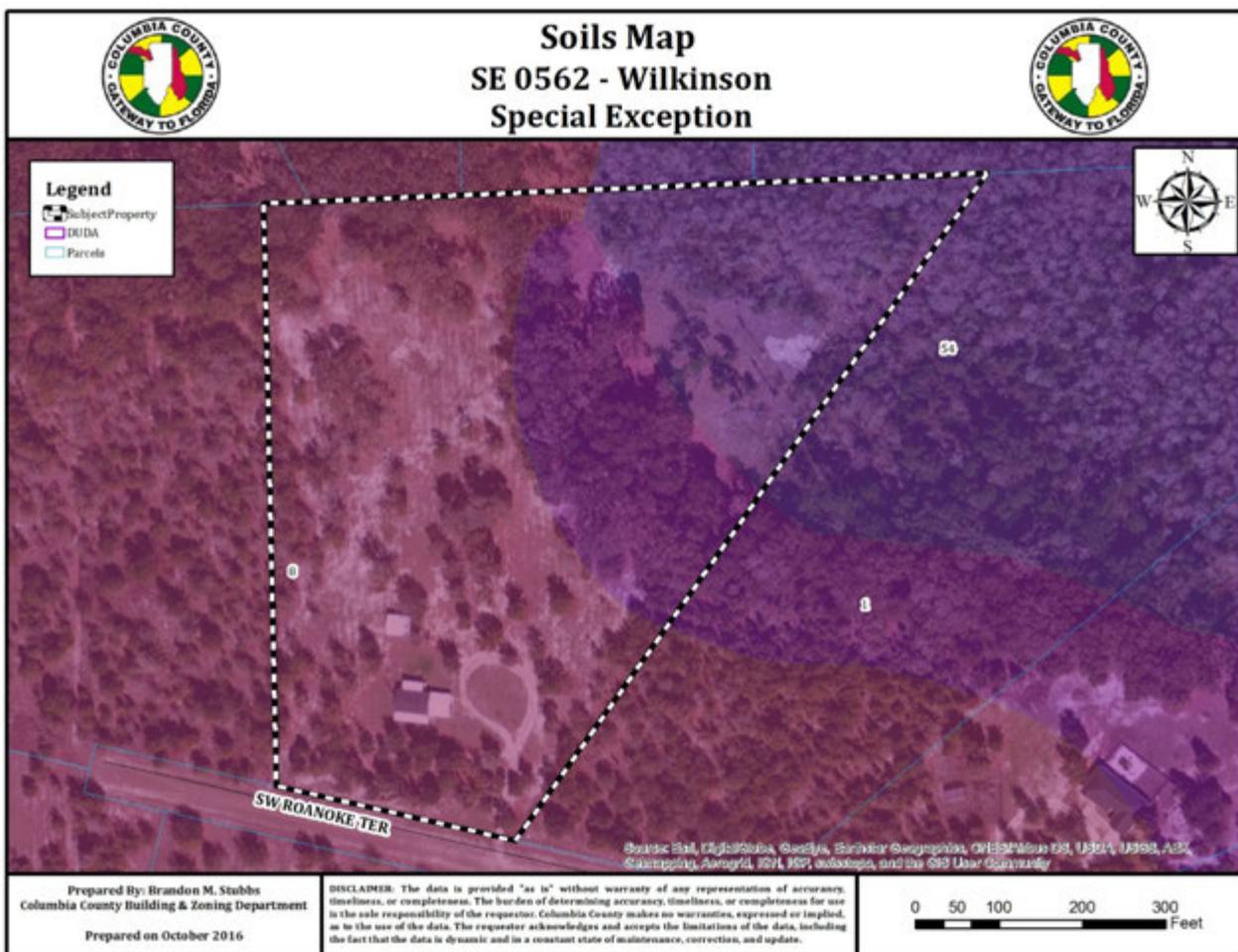
- 1) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 2) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainageways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches.

The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.

- 3) Plummer muck depressional soils are poorly drained, nearly level soils in concave depressions and poorly defined drainageways. The surface layer is comprised of sphagnum moss and muck to a depth of 5 inches. The subsurface layer is comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer muck depressional soils have severe limitations for building site development and septic tank absorption fields.

Evaluation: The soil type predominantly found on the subject property is Blanton fine sand soils. Blanton fine sand soils pose moderate limitations for septic tank absorption field and slight limitations for building sites. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

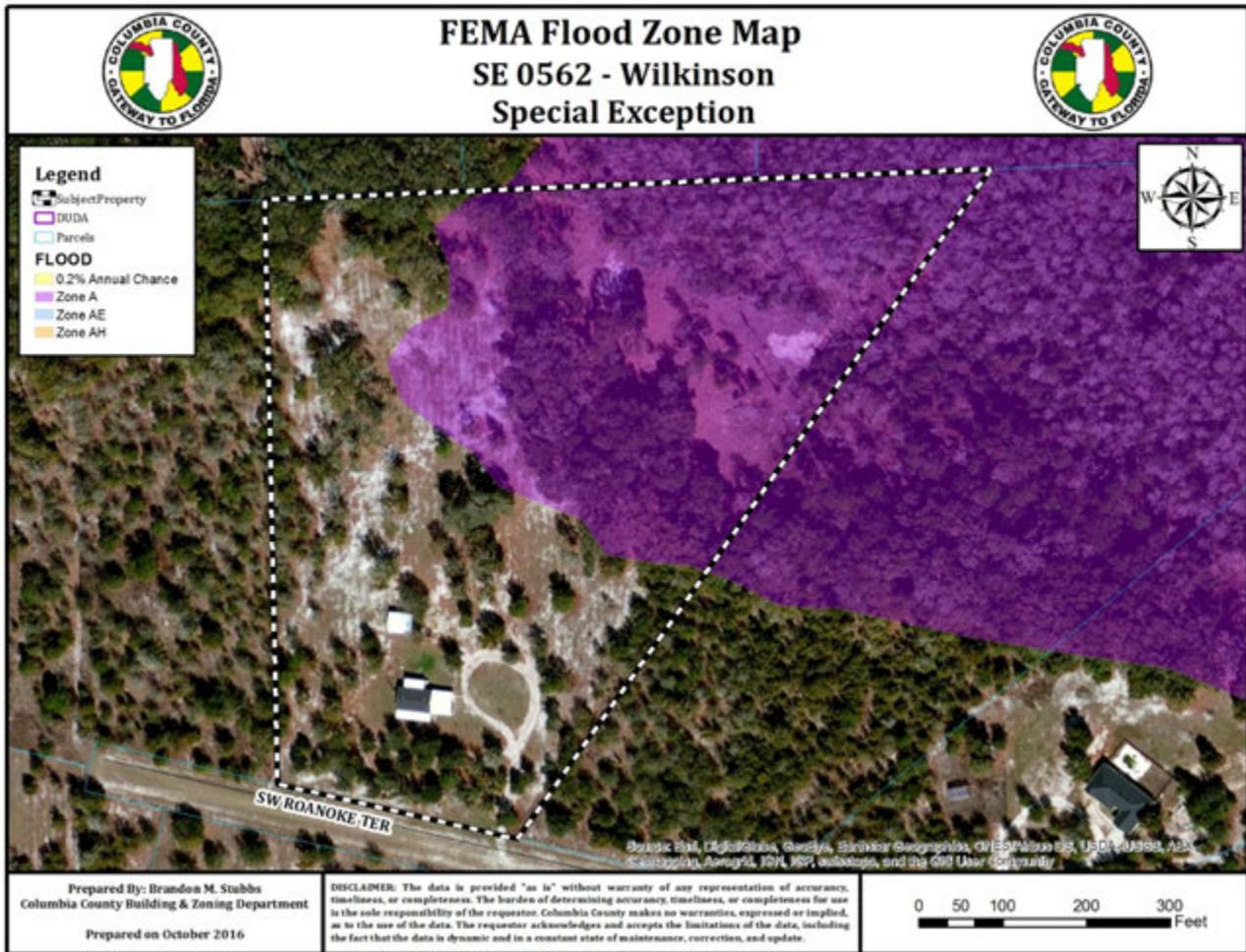


Flood Potential

Panel 0403C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is located in Flood Zones "A" (Areas subject to inundation by the 1-percent-annual-chance flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Even though a portion of the subject property is located in Flood Zone “A”, no structures are located in the flood zone and the applicant is not proposing any development within the flood zone; therefore, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)

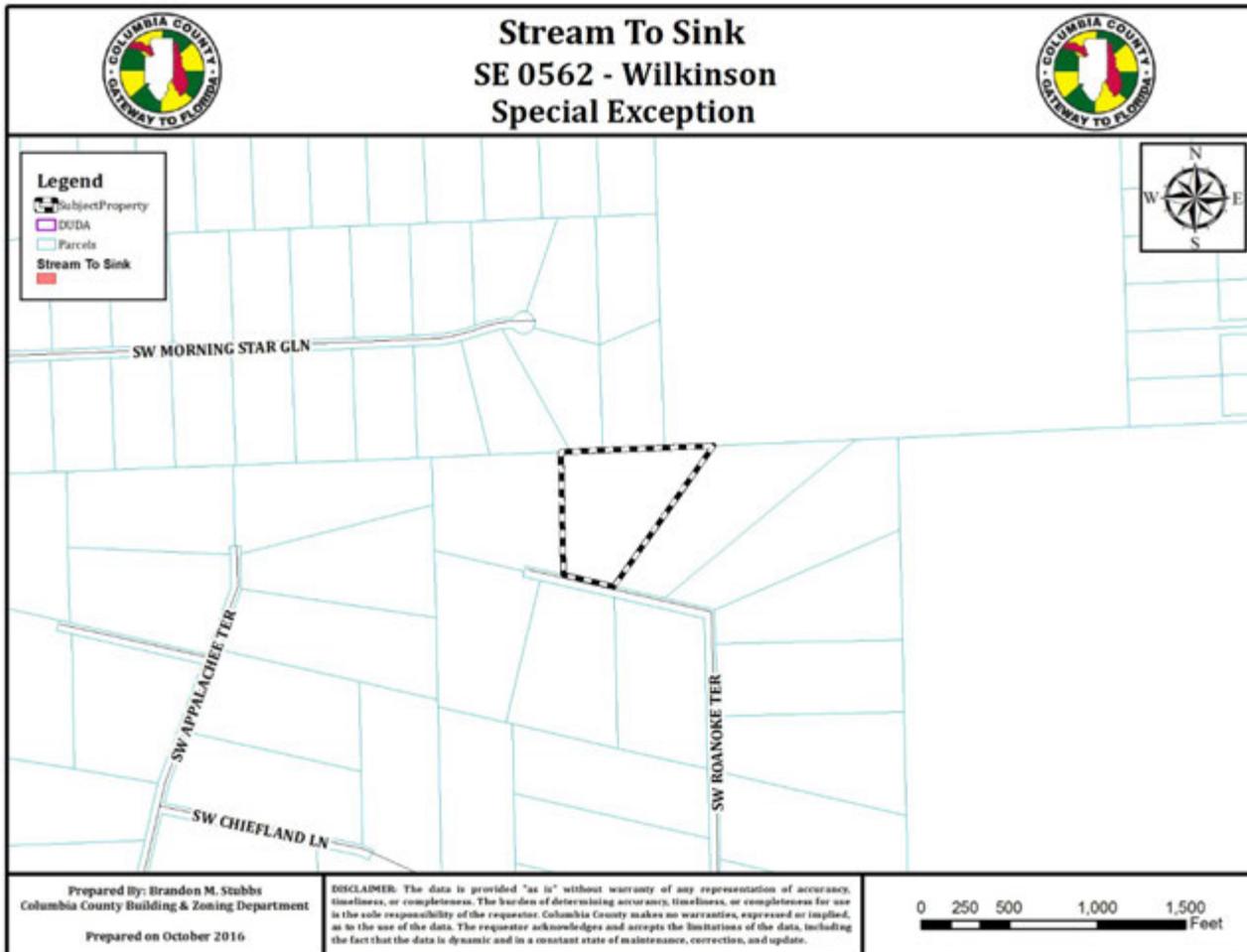


Stream to Sink

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: Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream to Sink Map (SRWMD)



Minerals

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

Evaluation: There are no issues related to minerals.

Historic Resources

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

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

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

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

Vegetative Communities/Wildlife

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

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations (“LDRs”) establish standards with which all Special Exception applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures. There are no issues related to ingress and egress, pedestrian safety, traffic flow and control, or fire access.
- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
Evaluation and Findings: The applicant has provided adequate parking on-site.
- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
Evaluation and Findings: The subject property has existing refuse and service areas; therefore, no issue related to refuse and service areas exists.
- 4) Utilities, with reference to locations, availability, and compatibility.
Evaluation and Findings: The proposed use is a home occupation and will not have any effect of utilities.
- 5) Screening and buffering with reference to type, dimensions, and character.
Evaluation and Findings: No other buffers are required in accordance with the LDRs.
- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
Evaluation and Findings: The applicant is not proposing any advertising signage at this time.
- 7) Required yards and other open space.
Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.
- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:
 - a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;

Evaluation and Findings: The proposed use is consistent with the Columbia County Comprehensive Plan. See Comprehensive Plan consistency report in previous section of this report.

- b) Whether the proposed use is compatible with the established land use pattern;

Evaluation and Findings: The proposed use is a home occupation. The very nature of a home occupation is to be compatible with the surrounding land use pattern. Further, Section 4.2.31 of the LDRs regulates home occupations and neighborhood compatibility. It is not anticipated the proposed use would be incompatible with adjacent uses.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: The proposed use is a home occupation. It is not anticipated the proposed use will increase or overtax the load on public facilities.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use would be advantageous to the community or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: The proposed use should not create any impacts to public facilities, including traffic.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: The proposed use will not create an additional impervious surfacing; therefore, the proposed use should not create a drainage problem.

- h) Whether the proposed use 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.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed use will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

Evaluation and Findings: It is not anticipated that the proposed use would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: As a home occupation, the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Impacts generated by the proposed Special Exception are De Minimis; therefore, a concurrency impact analysis is not warranted.

RESOLUTION NO. BA SE 0562

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.5.7 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A GUNSMITH USE AS A HOME OCCUPATION WITHIN THE AGRICULTURE-3 ("A-3") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of

adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0562, a petition by Leslie D. Wilkinson, owner, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for a gunsmith use as a home occupation within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated October 13, 2016 and submitted as part of a petition dated October 13, 2016, as amended, to be located on property described, as follows:

Commence at the Northeast corner of the Northwest ¼ of Section 2, Township 6 South, Range 16 East, Columbia County, Florida, and run South 87° 30'35" West, along the North line of said Section 2, a distance of 1050.58 feet to the Point of Beginning; thence South 35° 09'22" West, 979.95 feet to a point on the Northerly line of a 60.00 foot private road; thence North 77° 05'34" West along said Northerly line 293.94 feet; thence North 01° 18' 53" West, 698.02 feet to a point on the North line of said Section 2; thence North 87° 30' 35" East along said North line of Section 2, a distance of 867.61 feet to the Point of Beginning.

Containing 10 acres, more or less.

Tax Parcel 02-6s-16-03766-145

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 15th day of November 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # SE	<u>0562</u>
Application Fee	\$750.00
Receipt No.	<u>4663</u>
Filing Date	<u>10-13-16</u>
Completeness Date	_____

Special Exception Application

A. PROJECT INFORMATION

- Project Name: Leslie D. Wilkinson DBA: Recoil Management Systems
- Address of Subject Property: 1041 SW Roanoke Terrace, Fort White, FL 32038
- Parcel ID Number(s): 02-6S-16-03766-145
- Future Land Use Map Designation: Agricultural
- Zoning Designation: A-3
- Acreage: 10
- Existing Use of Property: Single Family Dwelling
- Proposed use of Property: Single Family Dwelling and Gunsmith Shop
- Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.5.7(17) Home Occupation for Gun-smithing.

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Leslie D. Wilkinson Title: Owner
 Company name (if applicable): Recoil Management Systems
 Mailing Address: 1041 SW Roanoke Terrace
 City: Fort White State: FL Zip: 32038
 Telephone: (925) 216-8178 Fax: () Email: adtscuba@pacbell.net

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): n/a
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):

a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.

With reference to Policy I.2.1 of the comprehensive plan, establishment and operation of Recoil Management Systems (RMS) is in compliance with Section 4.5.7(17) Home Occupations as defined within the agricultural zone district. Therefore, no adverse affect is placed upon the comprehensive plan.

b. Whether the proposed use is compatible with the established land use pattern.

With reference to Policy I.2.2 of the comprehensive plan, compatibility with established land use pattern is commensurate with those elements defined in para. 2 i.e. home occupations. Establishment and operation of RMS will not materially alter any structure(s) nor modify the intended use of the property proper.

c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Operation of RMS will not affect those items listed in para. c above since modifications or increases in infrastructure are not required beyond current utilization to support the operation of RMS.

d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

RMS business plan is centered around a community shortage of qualified gunsmiths possessing the ability to provide professional, high quality firearms maintenance and repair. The density of hunters and firearms enthusiasts in the area, given the current limited resources, dictates the establishment of RMS to provide this community service.

e. Whether the proposed use will adversely influence living conditions in the neighborhood.

Appalachee Trace "subdivision" is a collection of ten-acre ranches of which along our road, Roanoke Terrace, there are 22 parcels, seven of which contain occupied dwellings. RMS is located at the terminus of Roanoke Terrace, as such there is no direct line of sight from our property to another inhabited dwelling in any direction. Therefore given the sparse density of population, one cannot reasonably presume there would be an adverse impact or degradation to the quality of life within the neighborhood attributed to the operation of RMS.

f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

The potential for automotive traffic increasing twofold over that of our friends and family is negligible. Although RMS will have established regular business hours, by and in large the nature of the niche market that it fills lends itself to a call by appointment basis. It is reasonably believed that 1 to 3 vehicles per week during the offseason can be expected with an increase at peak season to 1 a day.

g. Whether the proposed use will create a drainage problem.

The operation of RMS does not require grade or elevation modification(s) to the property therefore, drainage will not be affected.

h. Whether the proposed use will seriously reduce light and air to adjacent areas.

Operation of RMS is exclusively an indoor activity. There is no impact to adjacent areas.

i. Whether the proposed use will adversely affect property values in the adjacent area.

Absent of modification to the property and existing structure, it is firmly believed that property values will be unaffected.

j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

There are no modification(s) to the property and existing structure. There are none planned in connection with the operation of RMS therefore, deterrents to improvements to adjacent properties will not exist.

k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

RMS will provide a service to our community that is wanted and beneficial to all. We have a good rapport with our neighbors, some of which welcome the convenience of walking to their gunsmith.

2. Vicinity Map:

Please see attached 2a.

3. Site Plan:

Please see attached 3a.

4. Stormwater Management Plan:

Not Applicable.

5. Fire Department Access and Water Supply Plan:

Not Applicable.

6. Concurrency Impact Analysis:

Whereas modifications or increases in public infrastructure or services are not required beyond the current single-family dwelling utilization, impacts are de minimis.

7. Comprehensive Plan Consistency Analysis:

With reference to 1a thru k above, compliance with the Goals, Objectives and Policies is accomplished via compliance with Section 4.5.7(17) Home Occupations as defined within the agricultural zone district guidelines.

8. Legal Description with Tax Parcel Number (In Microsoft Word Format).

Parcel 02-6S-16-03766-145, Commence at the Northeast corner of the Northwest ¼ of Section 2, Township 6 South, Range 16 East, Columbia County, Florida, and run South 87°30'35" West, along the North line of said Section 2, a distance of 1050.58 feet to the Point of Beginning; thence South 35°09'22" West, 979.95 feet to a point on the Northerly line of a 60.00 foot private road; thence North 77°05'34" West along said Northerly line 293.94 feet; thence North 01 18' 53" West, 698.02 feet to a point on the North line of said Section 2; thence North 87°30' 35" East along said North line of Section 2, a distance of 867.61 feet to the Point of Beginning.

9. Proof of Ownership:

Please see attached 9a.

10. Agent Authorization Form:

Not applicable.

11. Proof of Payment of Taxes:

Please see attached 11a.

12. Fee.

Please see attached 12a.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

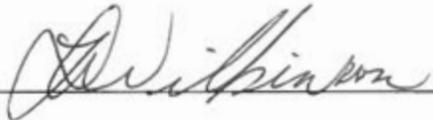
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Leslie D. Wilkinson

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10/12/16

Date



20

Columbia County Property Appraiser

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

NOTES:

PARCEL: 02-6S-16-03766-145 - MOBILE HOM (000200)
 LOT 45 APPALACHEE TRACE UNR: COMM NE COR OF NW1/4, RUN W 1050.58 FT FOR POB, RUN S 35 DEG W 979.95 FT TO N RW OF A 60 FT PRIV RD, N 77 DEG WEST ALONG

Name: WILKINSON LESLIE D & SHARON KECKROTH
 Site: 1041 SW ROANOKE TER
 Mail: 1041 SW ROANOKE TER FT WHITE, FL 32038
 Sales: 11/28/2012 \$124,500.00 I/U
 Info: 2/19/2010 \$100.00 I/U

2015 Certified Values	
Land	\$42,531.00
Bldg	\$31,849.00
Assd	\$86,143.00
Exmpt	\$50,000.00
	Cnty: \$36,143
	Schl: \$61,143
Other:	\$36,143 Schl: \$61,143



This information updated: 9/14/2016, 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.

2 &



Columbia County Property Appraiser
 J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

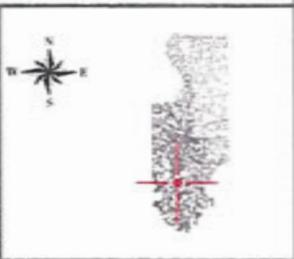
NOTES:

PARCEL: 02-6S-16-03766-145 - MOBILE HOM (000200)
 LOT 45 APPALACHIE TRACE UNR: COMM NE COR OF NW1/4, RUN W 1050.58 FT FOR POB, RUN S 35 DEG W 979.95 FT TO N RW OF A 60 FT PRV RD, N 77 DEG WEST ALONG

Name: WILKINSON LESLIE D &
 Site: 1041 SW ROANOKE TER
 SHARON K ECKROTH
 Mail: 1041 SW ROANOKE TER
 FT WHITE, FL 32038

Sales 11/28/2012 \$124,500.00 I / U
 Info 2/19/2010 \$100.00 I / U

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 Bldg \$31,849.00
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 Cnty: \$36,143
 Taxbl Other: \$36,143 | Schl: \$61,143



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*576SQF, TO BE USED FOR HOME OCCUPATION.

Columbia County Property Appraiser

updated: 9/14/2016

2015 Tax Year

Parcel: 02-6S-16-03766-145

Tax Collector

Tax Estimator

Property Card

Parcel List Generator

<< Next Lower Parcel

Next Higher Parcel >>

2016 TRIM (pdf)

Interactive GIS Map

Print

Owner & Property Info

Search Result: 1 of 1

Owner's Name	WILKINSON LESLIE D &		
Mailing Address	SHARON K ECKROTH 1041 SW ROANOKE TER FT WHITE, FL 32038		
Site Address	1041 SW ROANOKE TER		
Use Desc. (code)	MOBILE HOM (000200)		
Tax District	3 (County)	Neighborhood	3616
Land Area	10.010 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 45 APPALACHIE TRACE UNR: COMM NE COR OF NW1/4, RUN W 1050.58 FT FOR POB, RUN S 35 DEG W 979.95 FT TO N R/W OF A 60 FT PRIV RD, N 77 DEG WEST ALONG SAID N R/W 293.94 FT, N 696.02 FT, E 867.61 FT TO POB. ORB 900-547, WD 1048-2113, WD 1049-2678, WD 1245-1992 & 1245-1994			



Property & Assessment Values

2015 Certified Values		
Mkt Land Value	cnt: (0)	\$42,531.00
Ag Land Value	cnt: (2)	\$0.00
Building Value	cnt: (1)	\$31,849.00
XFOB Value	cnt: (2)	\$12,076.00
Total Appraised Value		\$86,456.00
Just Value		\$86,456.00
Class Value		\$0.00
Assessed Value		\$86,143.00
Exempt Value	(code: HX H3)	\$50,000.00
Total Taxable Value		Cnty: \$36,143 Other: \$36,143 Schl: \$61,143

2016 Working Values			Hide Values!
Mkt Land Value	cnt: (0)	\$42,531.00	
Ag Land Value	cnt: (2)	\$0.00	
Building Value	cnt: (1)	\$31,241.00	
XFOB Value	cnt: (4)	\$20,560.00	
Total Appraised Value		\$94,332.00	
Just Value		\$94,332.00	
Class Value		\$0.00	
Assessed Value		\$94,332.00	
Exempt Value	(code: HX H3)	\$50,000.00	
Total Taxable Value		Cnty: \$44,332 Other: \$44,332 Schl: \$69,332	

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
11/28/2012	1245/1994	WD	I	U	35	\$124,500.00
2/19/2010	1245/1992	WD	I	U	11	\$100.00
6/17/2005	1049/2678	WD	V	Q		\$81,500.00
6/9/2005	1048/2113	WD	V	U	08	\$50,500.00
3/30/2000	900/547	WD	V	Q		\$23,500.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SFR MANUF (000200)	2005	(31)	1080	1720	\$31,241.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0060	CARPOT F	2010	\$9,216.00	0000576.000	24 x 24 x 0	(000.00)
0040	BARN,POLE	2010	\$2,860.00	0000572.000	22 x 26 x 0	(000.00)
0031	BARN,MT AE	2015	\$5,544.00	0000616.000	22 x 28 x 0	(000.00)
0040	BARN,POLE	2015	\$2,940.00	0001176.000	28 x 42 x 0	(000.00)

Land Breakdown

2c.

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000200	MBL HM (MKT)	10.01 AC	1.00/1.00/1.00/1.00	\$4,049.14	\$40,531.00
009945	WELL/SEPT (MKT)	1 UT - (0000000.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

Columbia County Property Appraiser

updated: 9/14/2016

1 of 1

DISCLAIMER

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2c.

Prepared by:
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

201212017907 Date: 12/4/2012 Time: 1:53 PM
Stamp-Deed: 871.50
DC, P DeWitt Cason, Columbia County Page 1 of 3 B 1245 P:1994

ATS# 4-5355

Warranty Deed
Individual to Individual

THIS WARRANTY DEED made the 28 day of November, 2012, Jack Leeper, A Single Person and Allen B. King, hereinafter called the grantor, to Leslie D. Wilkinson, and his wife, Sharon K. Eckroth whose post office address is: 1041 SW Roanoke Terrace Ft. White, FL 32038 hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz: Parcel ID# 02-6S-16-03766-145

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

Together with a 2005 FTWD Doublewide Mobile Home with VIN#GAFL534A783645C21 and GAFL534B783645C21.

The above described property is not the Homestead of Allen B. King, who in fact resides at 2707 North Century Ave. Odessa, TX. 76762

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Traci Landry
Witness:
Traci Landry
Printed Name:

Jack Leeper
Jack Leeper

Michael H. Harrell
Witness:
Michael H. Harrell
Printed Name:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this ___ day of November, 2012 by JACK LEEPER, A SINGLE PERSON personally known to me or, if not personally known to me, who produced a DL for identification and who did not take an oath.

(Notary Seal)



Michael H. Harrell
Notary Public
MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 88655

Pa.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] Allen B. King
Witness: Allen B. King
Printed Name: Allen B. King

[Signature]
Witness: Dennis W. Carroll
Printed Name: Dennis W. Carroll

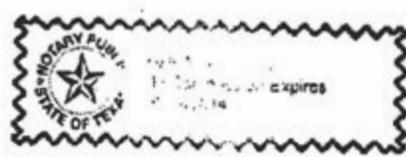
[Signature]
Witness: Jasa Person
Printed Name: Jasa Person

STATE OF Texas
COUNTY OF Brown

The foregoing instrument was acknowledged before me this 21st day of November, 2012 by ALLEN B. KING personally known to me or, if not personally known to me, who produced personally known for identification and who did not take an oath.

[Signature]
Notary Public

(Notary Seal)



Columbia County Tax Collector

generated on 10/11/2016 10:11:13 AM EDT

Tax Record

Last Update: 10/10/2016 9:00:06 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R03766-145	REAL ESTATE	2015
Mailing Address WILKINSON LESLIE D & SHARON K ECKROTH 1041 SW ROANOKE TER FT WHITE FL 32038		Property Address 1041 ROANOKE SW FORT WHITE GEO Number 026S16-03766-145
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
H3 25000	003	
HX 25000		
Legal Description (click for full description)		
02-6S-16 0200/0200 10.01 Acres LOT 45 APPALACHIE TRACE UNR: COMM NE COR OF NW1/4, RUN W 1050.58 FT FOR POB, RUN S 35 DEG W 979.95 FT TO N R/W OF A 60 FT PRIV RD, N 77 DEG WEST ALONG SAID N R/W 293.94 FT, N 698.02 FT, E 867.61 FT TO POB. ORB 900-547, WD 1048-2113, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Exemption Value Amount
BOARD OF COUNTY COMMISSIONERS	8.0150	86,143 50,000
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	86,143 25,000
LOCAL	4.8510	86,143 25,000
CAPITAL OUTLAY	1.5000	86,143 25,000
SUWANNEE RIVER WATER MGT DIST	0.4104	86,143 50,000
LAKE SHORE HOSPITAL AUTHORITY	0.9620	86,143 50,000
Total Millage	16.4864	Total Taxes
		\$773.34
Non-Ad Valorem Assessments		
Code	Levy Authority	Amount
FFIR	FIRE ASSESSMENTS	\$237.06
GGAR	SOLID WASTE - ANNUAL	\$193.00
Total Assessments		\$430.06
Taxes & Assessments		\$1,203.40
If Paid By		Amount Due

11a.

\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/4/2015	PAYMENT	5100116.0002	2015	\$1,155.26

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

11a.

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared **Todd Wilson** 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
the matter of

he Court, was published said newspaper in the issues of November 4, 2016

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.

born to and subscribed before me this 4 day of November, 2016



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Services

[Signature]
Kathleen A. Riotta
Notary Public

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on November 15, 2016 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0562, a petition by Leslie D. Wilkinson, owner, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for a gunsmith use as a home occupation within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated October 13, 2016 and submitted as part of a petition dated October 13, 2016, as amended, to be located on property described, as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 2, Township 6 South, Range 16 East, Columbia County, Florida, and run South 87° 30'35" West, along the North line of said Section 2, a distance of 1050.58 feet to the Point of Beginning; thence South 35° 09'22" West, 979.95 feet to a point on the Northerly line of a 60.00 foot private road; thence North 77° 05'34" West along said Northerly line 293.94 feet; thence North 01° 18' 53" West, 698.02 feet to a point on the North line of said Section 2; thence North 87° 30' 35" East along said North line of Section 2, a distance of 867.61 feet to the Point of Beginning. Containing 10 acres, more or less.

Tax Parcel 02-6s-16-03766-145 SE 0563, a petition by Mariben Andersen of Michael Baker International, Inc., agent for the State of Florida, owner, to request a special exception be granted as provided for in Section 4.3.5(1) of the Land Development Regulations to allow for a campground use within the CONSERVATION (CSV) Zone District. The special exception has been filed in accordance with a site plan dated October 25, 2016 and submitted as part of a petition dated October 25, 2016, as amended, to be located on property described, as follows:

The south half of Section 29, Township 7 South, Range 17 East as lies north of the Santa Fe River and east of State Road 20 (U.S. Highway 27): the

*Posted
11-4-14*

**PUBLIC NOTICE:
NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA
COUNTY, FLORIDA.**

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **November 15, 2016 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0562, a petition by Leslie D. Wilkinson, owner, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for a gunsmith use as a home occupation within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated October 13, 2016 and submitted as part of a petition dated October 13, 2016, as amended, to be located on property described, as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of Section 2, Township 6 South, Range 16 East, Columbia County, Florida, and run South $87^{\circ} 30'35''$ West, along the North line of said Section 2, a distance of 1050.58 feet to the Point of Beginning; thence South $35^{\circ} 09'22''$ West, 979.95 feet to a point on the Northerly line of a 60.00 foot private road; thence North $77^{\circ} 05'34''$ West along said Northerly line 293.94 feet; thence North $01^{\circ} 18' 53''$ West, 698.02 feet to a point on the North line of said Section 2; thence North $87^{\circ} 30' 35''$ East along said North line of Section 2, a distance of 867.61 feet to the Point of Beginning.

Containing 10 acres, more or less.

Tax Parcel 02-6s-16-03766-145

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

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 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**



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

November 15, 2016

SUBJECT: SE 0563 – A request for a Special Exception pursuant to Section 4.3.5(1) of the Land Development Regulations (“LDRs”) to allow for a Campground use in a Conservation (“CSV”) Zone District on a ±407 acre subject property.

APPLICANT/AGENT: Mariben Espiritu Andersen of Michael Baker International, Inc.

PROPERTY OWNER(S): State of Florida

LOCATION: North of Santa Fe River and SW U.S. Highway 27; South of Vacant Agricultural Lands and Single Family Residences; East of SW U.S. Highway 27, SW County Road 138, and Santa Fe River Plantation; and, West of Conservation Lands; Columbia County, Florida.

PARCEL ID NUMBER(S): 29-7S-17-10062-000

ACREAGE: ±407 acres

EXISTING FLUM Conservation

EXISTING ZONING Conservation (“CSV”)

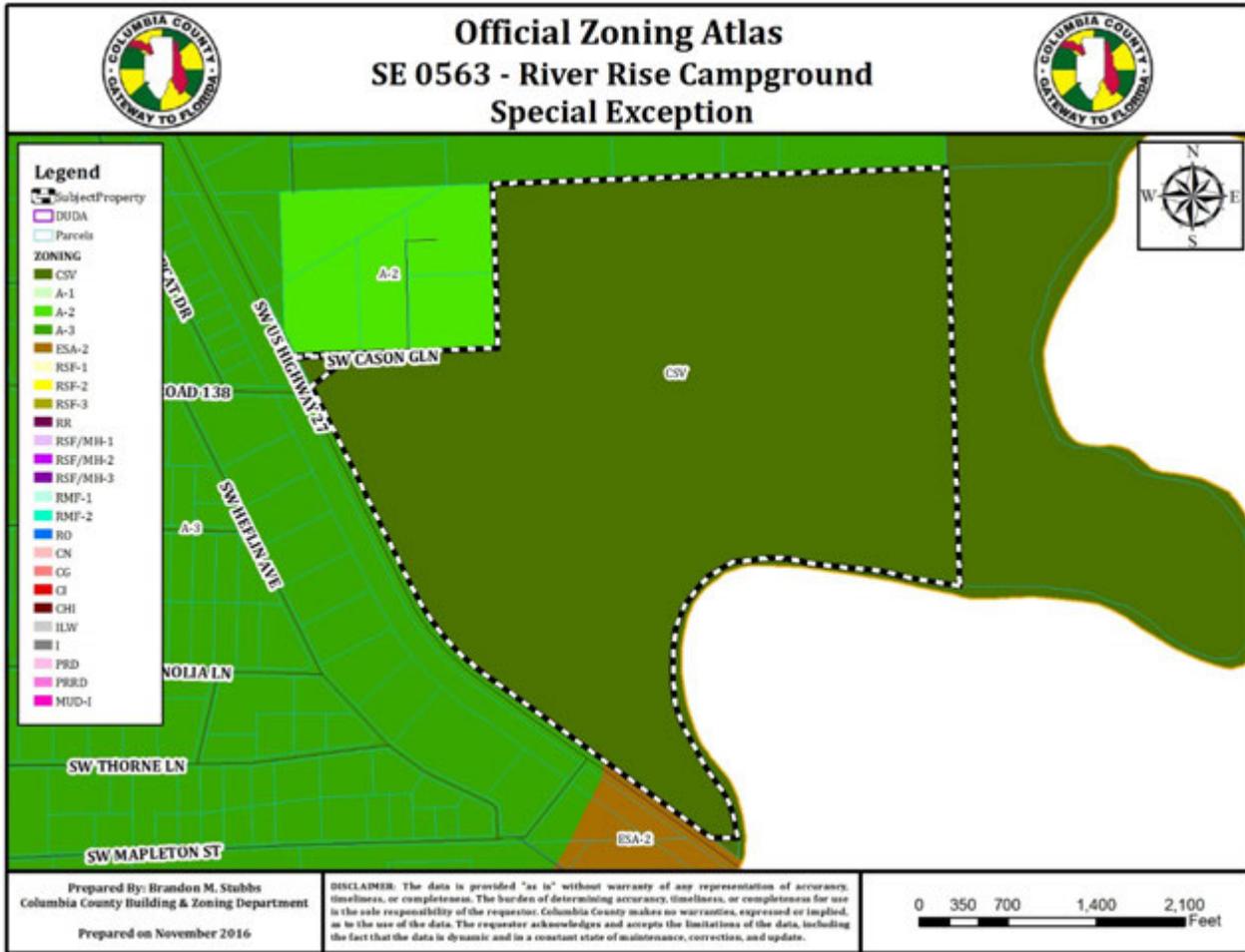
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed Special Exception would allow for a Campground use on an approximate 407 acre subject property. The subject property is owned by the State of Florida and is currently utilized for camping and equestrian use.

Map 1. Official Zoning Atlas with Subject Property



The Conservation ("CSV") Zone District is described as follows in Section 4.3.1 of the Land Development Regulations ("LDRs"):

"The "CSV" Conservation category includes one zone district: CSV. Lands within this district are devoted to the conservation of the unique natural functions. To conserve these lands, no use other than non-intensive resource based recreation activities and native vegetative community restoration shall be permitted."

ZONING DISTRICT COMPARISON

Zoning District:	Conservation ("CSV")
Max. Gross Density:	N/A
Minimum Lot Area	N/A
Floor Area Ratio:	0.5
Typical Uses*:	Non-intensive resource based recreation activities; Native vegetative community restoration; Existing dwelling units; Churches and other houses of worship
* 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.	

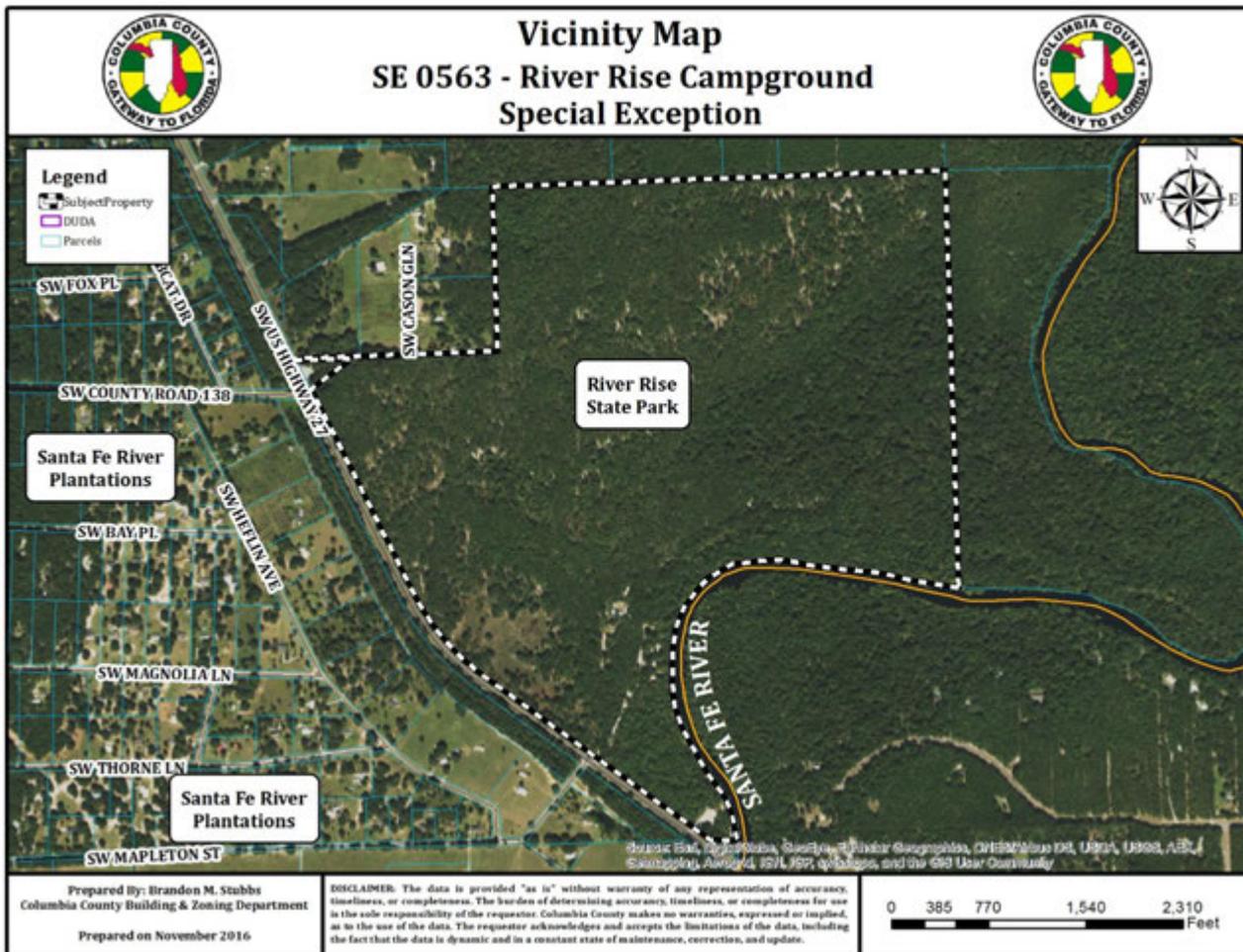
SURROUNDING USES

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	Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 (“A-3”)
South	SW U.S. Highway 27/Santa Fe River	Environmentally Sensitive Area	Environmentally Sensitive Area-2 (“ESA-2”)
East	Conservation Lands	Conservation	Conservation (“CSV”)
West	SW U.S. Highway 27/SW County Road 138/Santa Fe River Plantation	Agriculture	Agriculture-3 (“A-3”)

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Zoning Designation is consistent with the underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing FLUM and Zoning Designations.

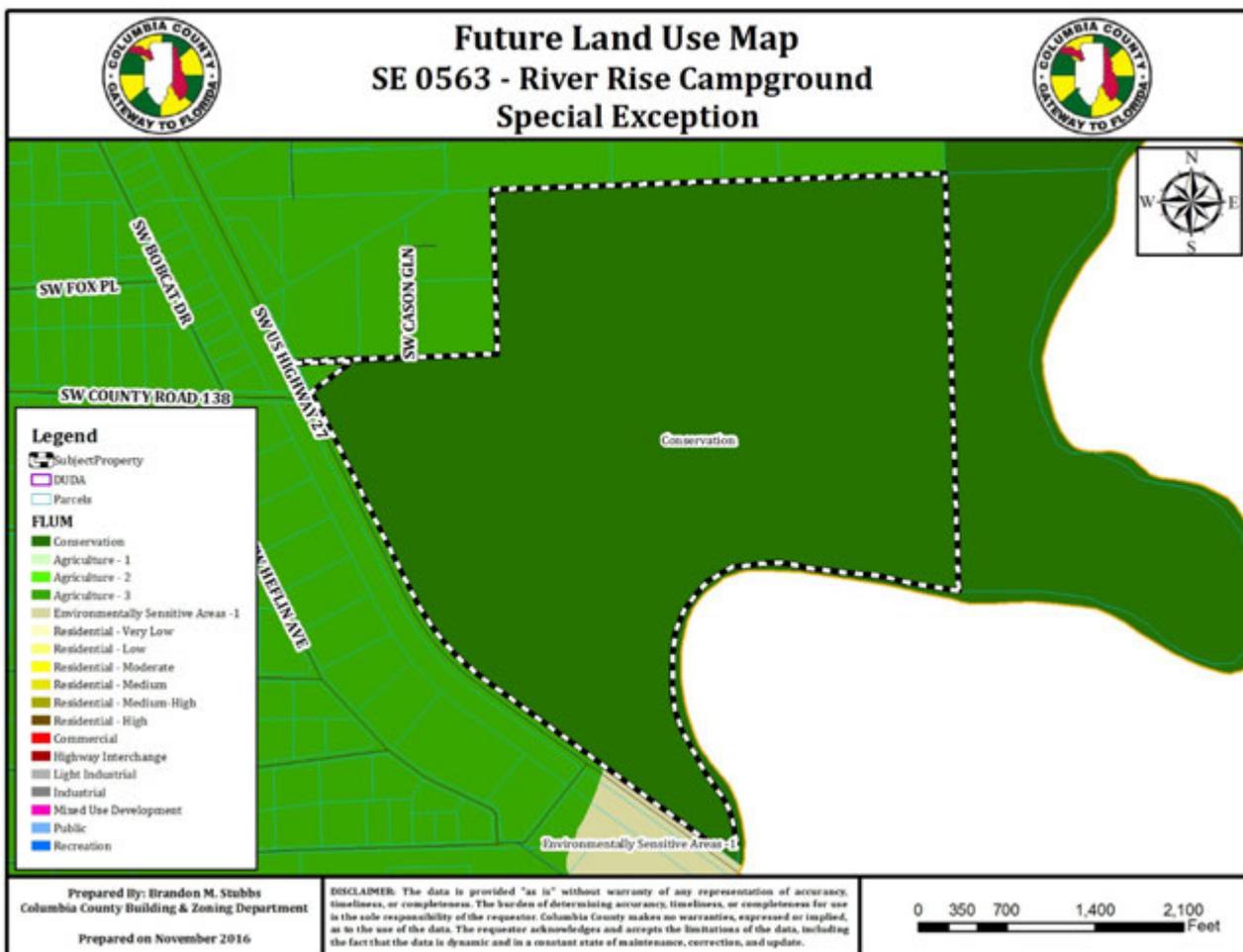
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Conservation	Conservation (“CSV”)	✓

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
- Conservation Element
- Recreation & Open Space Element
- Capital Improvements Element

Map 3. Future Land Use Map Designation



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.

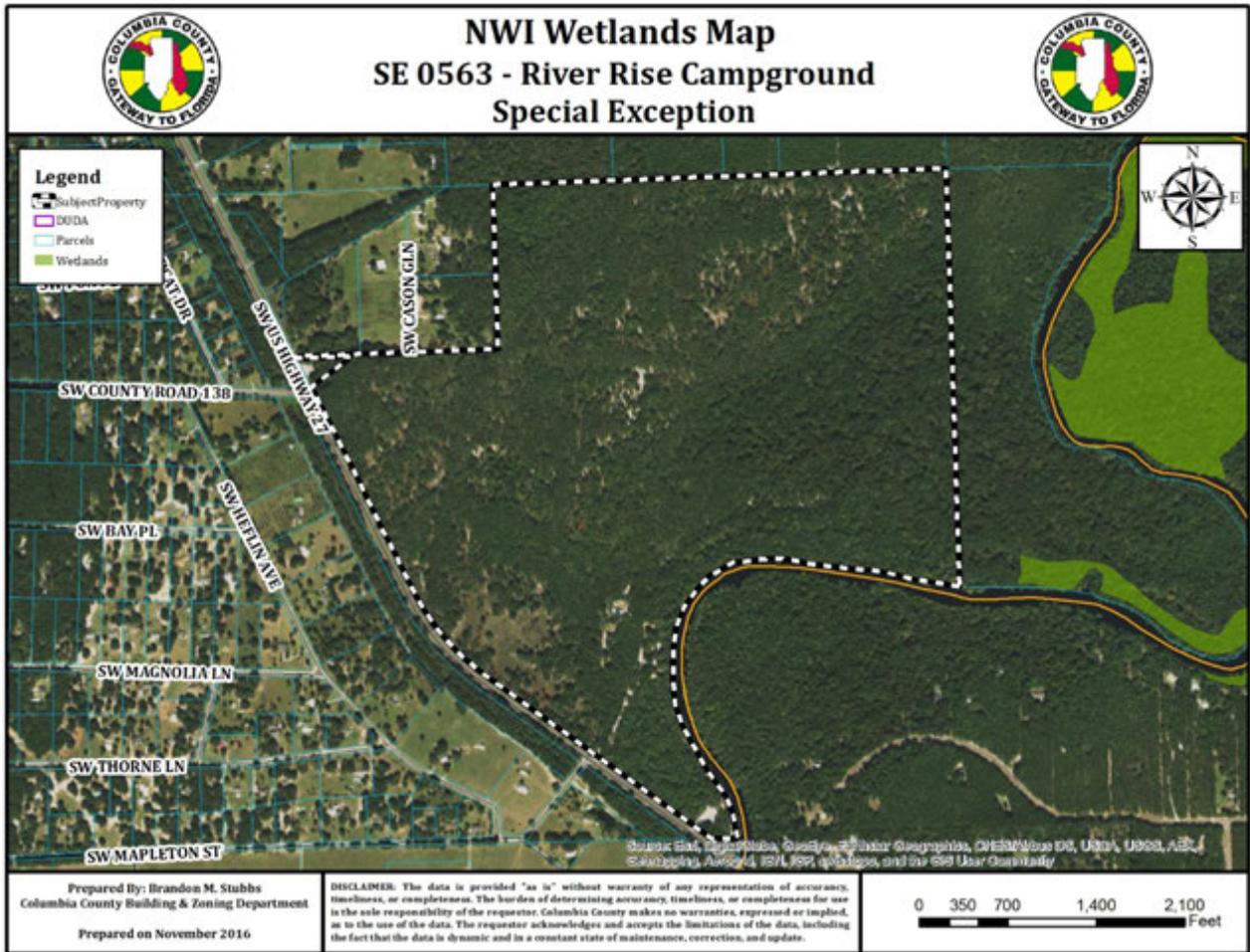
ENVIRONMENTAL CONDITIONS ANALYSIS

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 there are no wetlands located on the subject property, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

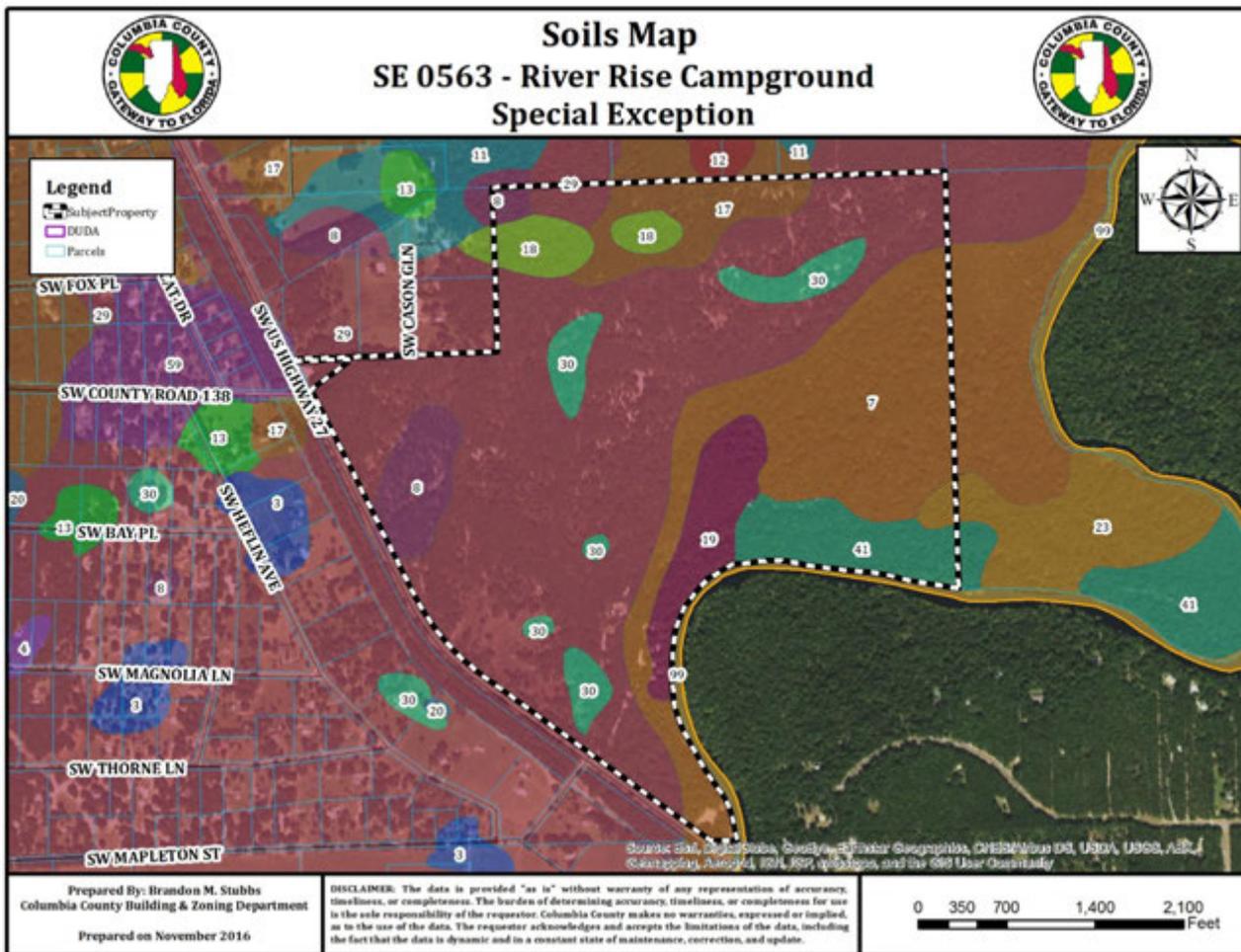
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics.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

There are nine (9) soil types found on the subject property; however, the area subject to the campground only contains one (1) soil type:

- 1) Lakeland fine sand soils (0 to 5 percent slopes) are excessively drained, nearly level to gently sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sands to a depth of 55 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Lakeland fine sand soils (0 to 5 percent slope) have slight limitations for building site development and septic tank absorption fields.

Evaluation: The soil type found on the area of the subject to the proposed campground use on subject property is Lakeland fine sand soils. Lakeland fine sand soils pose slight limitations for septic tank absorption field and slight limitations for building sites. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

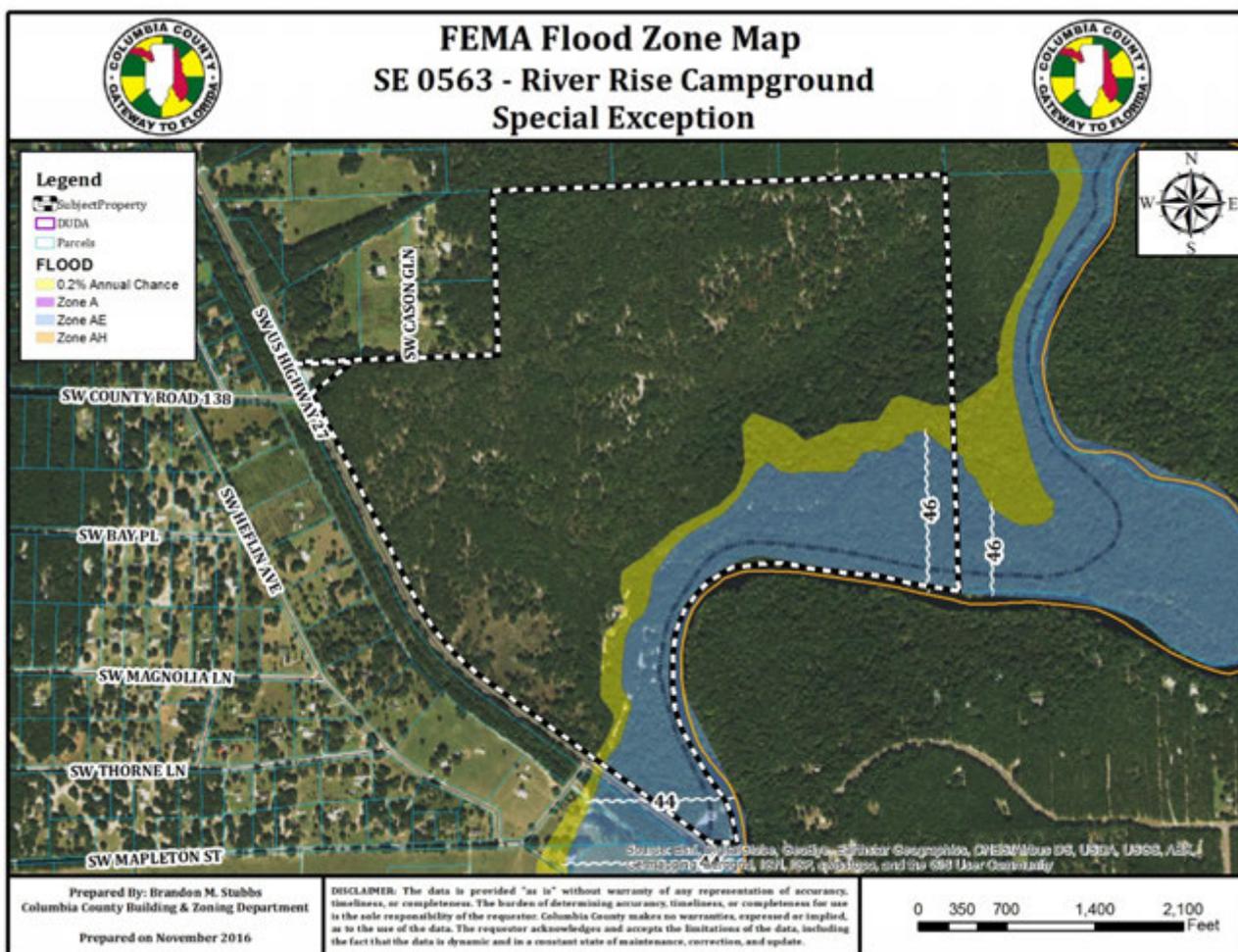


Flood Potential

Panel 0532C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is located in Flood Zone "AE" (Areas subject to inundation by the 1-percent-annual-chance flood with base flood elevation), Flood Zone "Shaded-X" (areas between the limits of the base flood elevation and the 0.2 percent annual chance - 500 year - flood), and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Even though a portion of the subject property is located in the Flood Zone, no structures are located in the flood zone and the applicant is not proposing any development within the flood zone; therefore, there is no concern of flood on the subject property.

Map 6. FEMA FIRM Map (Flood Map)

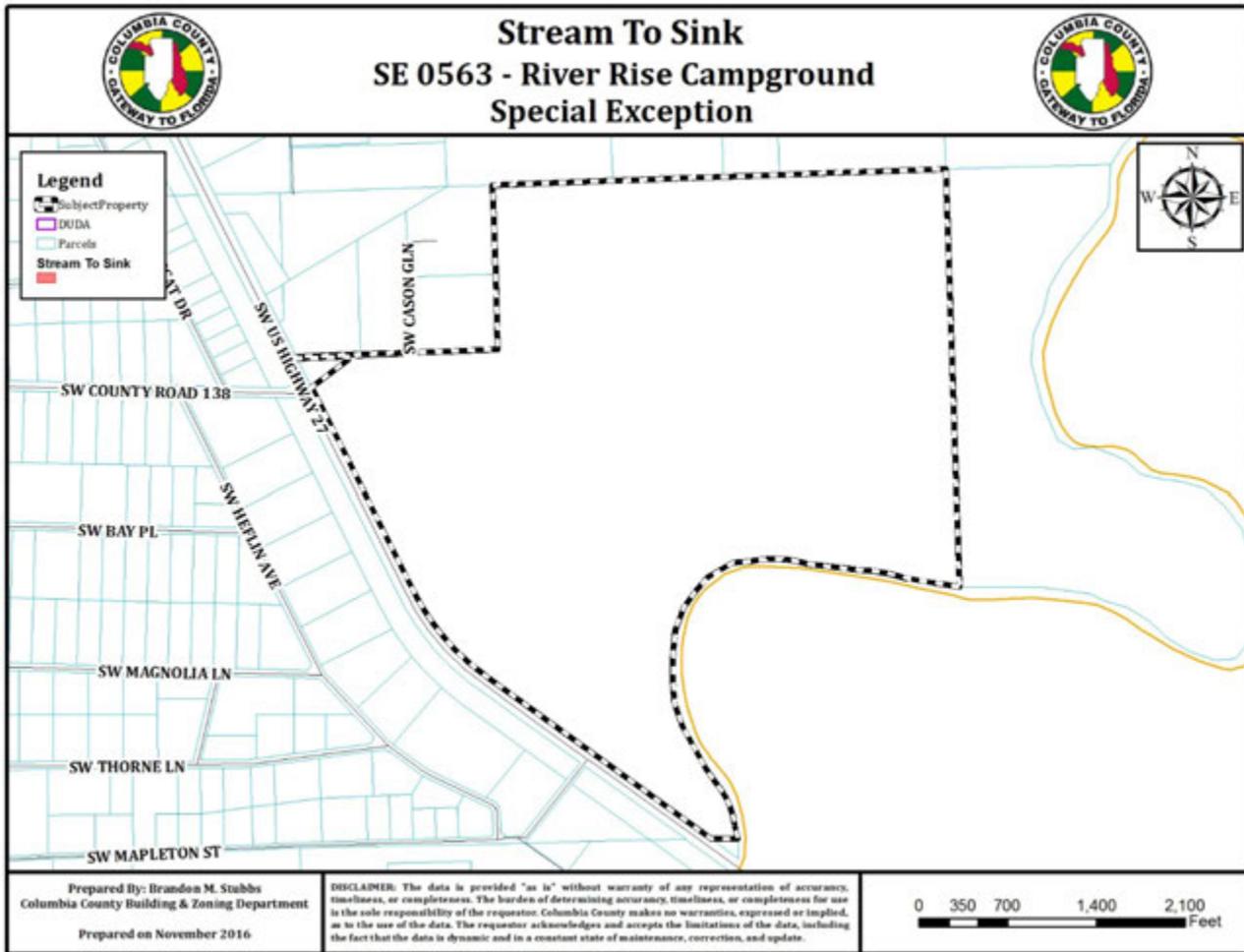


Stream to Sink

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: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream to Sink Map (SRWMD)



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 limestone.

Evaluation: There are no issues related to minerals.

Historic Resources

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

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

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

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

Vegetative Communities/Wildlife

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

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations (“LDRs”) establish standards with which all Special Exception applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures. There are no issues related to ingress and egress, pedestrian safety, traffic flow and control, or fire access.

- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.

Evaluation and Findings: The applicant has provided adequate parking on-site.

- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.

Evaluation and Findings: The subject property has existing refuse and service areas; therefore, no issue related to refuse and service areas exists.

- 4) Utilities, with reference to locations, availability, and compatibility.

Evaluation and Findings: The proposed use is a campground. The applicant proposes restroom facilities to accommodate campers. Further, camping stations will have potable water and electric.

- 5) Screening and buffering with reference to type, dimensions, and character.

Evaluation and Findings: No other buffers are required in accordance with the LDRs.

- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Evaluation and Findings: The applicant is not proposing any advertising signage at this time.

- 7) Required yards and other open space.

Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.

- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:

- a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;

Evaluation and Findings: The proposed use is consistent with the Columbia County Comprehensive Plan. See Comprehensive Plan consistency report in previous section of this report.

- b) Whether the proposed use is compatible with the established land use pattern;

Evaluation and Findings: The proposed use is a campground on a 407 acre state park. It is not anticipated the proposed use would be incompatible with adjacent uses.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: The proposed use is a campground. It is not anticipated the proposed use will increase or overtax the load on public facilities.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use would be advantageous to the community or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: The proposed use should not create any impacts to public facilities, including traffic.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: The applicant proposes minimal impervious surfacing; therefore, the proposed use should not create a drainage problem.

- h) Whether the proposed use 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.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed use will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

Evaluation and Findings: It is not anticipated that the proposed use would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: As a campground, the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

The campground use is an existing use. The applicant is not providing any additional camping site, but rather, relocating the existing camp site and adding additional amenities to the camp site; therefore, a concurrency impact analysis is not warranted.

RESOLUTION NO. BA SE 0563

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.3.5 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A CAMPGROUND USE WITHIN THE CONSERVATION (“CSV”) ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of

adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0563, a petition by Mariben Andersen of Michael Baker International, Inc., agent for the State of Florida, owner, to request a special exception be granted as provided for in Section 4.3.5(1) of the Land Development Regulations to allow for a campground use within the CONSERVATION ("CSV") Zone District. The special exception has been filed in accordance with a site plan dated October 25, 2016 and submitted as part of a petition dated October 25, 2016, as amended, to be located on property described, as follows:

The south half of Section 29, Township 7 South, Range 17 East as lies north of the Santa Fe River and east of State Road 20 (U.S. Highway 27); the northeast ¼ of Section 29, Township 7 South, Range 17 East; the south ½ of the northwest ¼ of Section 29, Township 7 South, Range 17 East as lies north of State Road 20 (U.S. Highway 27); and, the northeast ¼ of the northwest ¼ of of Section 29, Township 7 South, Range 17 East.

Containing 407 acres, more or less.

Tax Parcel 29-7s-17-10062-000

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 15th day of November 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # SE	_____
Application Fee \$750.00	
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

Special Exception Application

A. PROJECT INFORMATION

- Project Name: River Rise Preserve State Park Equestrian Campsite Improvements
- Address of Subject Property: 410 S.E. O'Leno Park Road, High Springs, FL 32643
- Parcel ID Number(s): 10062-000
- Future Land Use Map Designation: Conservation
- Zoning Designation: Conservation
- Acreage: 4,500
- Existing Use of Property: State park campground with 20 stall horse barn and bathroom
- Proposed use of Property: Campground with 20 camp sites, new bathroom & access road
- Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.3.5.1 - special exception for recreational activities such as campsites and similar uses; for Conservation category and Section 4.4.5.2 campground of less than 100 camp sites for environmentally sensitive areas.

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Mariben Espiritu Andersen Title: Natural Resources Manager
 Company name (if applicable): Michael Baker International, Inc.
 Mailing Address: 5020 West Linebaugh Avenue, Suite 240
 City: Tampa State: FL Zip: 33624
 Telephone: (813) 466-6026 Fax: (813) 889-3893 Email: mandersen@mbakerintl.com

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): State of Florida c/o Michael Foster
 Mailing Address: Florida Department of Environmental Protection, 3900 Commonwealth Blvd. MS 20
 City: Tallahassee State: FL Zip: 32399
 Telephone: (850) 245-2649 Fax: (850) 245-2749 Email: Michael.Foster@dep.state.fl.us

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: Not applicable
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 _____
Rezoning Amendment: Yes _____ No _____
Rezoning Amendment Application No. Z Not applicable
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE Not applicable

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
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 Special Exception Application is \$750. 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 Board of Adjustment.

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

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

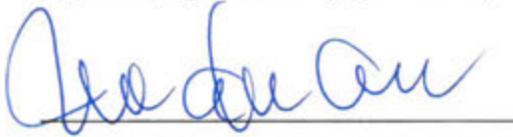
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Mariben Espiritu Andersen

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10-25-2016

Date

**RIVER RISE PRESERVE
EQUESTRIAN CAMPGROUND
IMPROVEMENTS**

**COLUMBIA COUNTY
SPECIAL EXCEPTION APPLICATION
ATTACHMENT**



1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations (“LDRs”):

a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.

The Florida Department of Environmental Protection proposes to update and expand existing facilities to be compliant with the American Disabilities Act (ADA) at the River Rise Preserve State Park camp ground by improving existing camp sites with facilities for horses and campers, a bath house, sidewalks, and a ditch for stormwater treatment.

Yes. The proposed project is in conformance with the Columbia County's Comprehensive Plan (CCCP) and would not have an adverse effect on the comprehensive plan because the proposed project is not anticipated to have impacts to wetlands and protected species, soil disturbance is limited to uplands and best management practices for erosion and sediment control (CCCP Conservation Element Objectives V.1 through V.7). The proposed project is also sufficiently distant (281 feet) from Sta. Fe River and is considered a special exception for areas categorized as “conservation” as contained under Land Development Code Section 4.3.5. A 35-foot buffer from the sinkhole was also included in the design.

b. Whether the proposed use is compatible with the established land use pattern.

Yes. The existing land use category is “Conservation” and the proposed project proposes to maintain the current land use category. The proposed improvements to the campground is still passive recreation, which is compatible with the established land use pattern. Land Development Code Section 4.3.5 states that “recreational activities such as campsites and similar uses” are classified as special exception for areas within the County that are categorized as conservation.

c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

No. The proposed use only consists of campground facility improvements for drainage, ADA compliance, addition of a bathroom and existing camp sites, which would not materially alter the population density pattern nor increase or overtax the load on public facilities such as schools, utilities and streets. Campers are transient so increased load on public facilities, utilities and streets would be temporary and negligible.



d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.

Yes. The proposed use has the potential to be advantageous to the community. The improved facilities may increase use of the campground, which has the potential to have a positive impact to the local economy. ADA compliant facilities would also allow disabled and special needs citizens to use the campground.

e. Whether the proposed use will adversely influence living conditions in the neighborhood.

No. The proposed use is not anticipated to adversely influence living conditions in the neighborhood since it will only involve improvements to existing campground facilities to improve existing camp sites and drainage, provide a bathroom, and comply with ADA requirements.

f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

No. The proposed use is not anticipated to create or excessively increase traffic congestion or otherwise affect public safety because there is no increase in the number of camp sites. At full capacity, 20 campers is not anticipated to cause a significant increase in traffic congestion.

g. Whether the proposed use will create a drainage problem.

No. The proposed use will not create a drainage problem but instead would improve the existing drainage conditions with grading and construction of a half-acre stormwater treatment system or ditch.

h. Whether the proposed use will seriously reduce light and air to adjacent areas.

No. The proposed use will not seriously reduce light and air at adjacent areas. Dust that may temporarily affect air quality and light during construction would be managed using dust control best management practices.

i. Whether the proposed use will adversely affect property values in the adjacent area.

No. The proposed use will not have any impact to property values in the adjacent areas because it is an existing campground and the proposed improvements is not increasing the number of camp sites.

j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

No. The proposed use will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. The campground improvements are all located within River Rise Preserve State Park.



- k. **Whether the proposed use is out of scale with the needs of the neighborhood or the community.**

No. The proposed use is not out of scale with the need of the neighborhood or community.

2. Vicinity Map

- a. **Indicating general location of the site, abutting streets, existing utilities and adjacent land use**

Refer to *Exhibit A - Vicinity Map*

- b. **Complete legal description of the property in question.**

SE1/4 AS LIES N OF RIVER & RD & SW1/4 AS LIES N OF RD & NE1/4 & S1/2 OF NW1/4 AS LIES N OF RD & NE1/4 OF NW1/4 EX

Refer to *Exhibit B - Warranty Deed*

3. Site Plan – Including, but not limited to the following:

- a. **Name, location, owner, and designer of the proposed development.**

Please refer to the title block located on the right side of the project plans located in Exhibit C.

- b. **Present zoning for subject site.**

The present zoning for the subject site and the entire River Rise Preserve State Park is conservation. Please refer to *Exhibit C - Site Plan*

- c. **Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.**

Refer to *Exhibit C - Site Plan*

- d. **Date, north arrow, and graphic scale not less than one inch equal to 50 feet.**

Refer to *Exhibit C - Site Plan*

- e. **Area and dimensions of site (Survey).**

Refer to *Exhibit C - Site Plan*



f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.

There are no sidewalks, curbs and gutters within the project area. Property limits are beyond the project site and is depicted in *Exhibit C – Project Site Plan*.

g. Access to utilities and points of utility hook-up.

The access to existing utilities and points of utility hook up is located outside the project area and is depicted in *Exhibit C – Site Plan*. An on-site septic is being installed as part of the project.

h. Location and dimensions of all existing and proposed parking areas and loading areas.
Please refer to *Exhibit C – Project Plans* for the location and dimension of the parking area.

i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).

Please refer to *Exhibit D – Tree Survey*. Because it is a state park the surrounding area serves as a buffer.

j. Location and size of any lakes, ponds, canals, or other waters and waterways.

There are no lakes, ponds, canals or other waters and waterways within the project area. Sta. Fe River is approximately 281 feet east of the project area.

k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.

This is not applicable to this project.

l. Location of trash receptacles.

Please refer to *Exhibit C – Project Site Plans*. A trash receptacle will be located in the ladies and men's room of the bath house along with a garbage dumpster east of the campground.

4. Stormwater Management Plan—Including the following:

a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.

Please refer to *Exhibit E – Stormwater Management Plan*.

b. Proposed finished elevation of each building site and first floor level.

Please refer to *Exhibit E – Stormwater Management Plan*.



c. **Existing and proposed stormwater management facilities with size and grades.**
Please refer to *Exhibit E – Stormwater Management Plan*.

d. **Proposed orderly disposal of surface water runoff.**
Please refer to *Exhibit E – Stormwater Management Plan*.

e. **Centerline elevations along adjacent streets.**
Not applicable.

f. **Water management district surface water management permit.**
A pre-application meeting was held with the Suwanee Water Management District on June 23, 2016. At this meeting, it was determined that the project meets the requirements for a 20/80 permit. A 20/80 permit was filed with the Florida Department of Environmental Protection concurrently with this application for Exception. A copy of the application is contained in *Exhibit F – FDEP 10-2 Application*.

5. **Legal Description with Tax Parcel Number (In Microsoft Word Format)**

Parcel No. 10062-000
SE1/4 AS LIES N OF RIVER & RD & SW1/4 AS LIES N OF RD & NE1/4 & S1/2 OF NW1/4 AS LIES
N OF RD & NE1/4 OF NW1/4 EX

Please refer to *Exhibit B – Warranty Deed*

6. **Proof of Ownership (i.e. deed).**
Please refer to *Exhibit B – Warranty Deed*

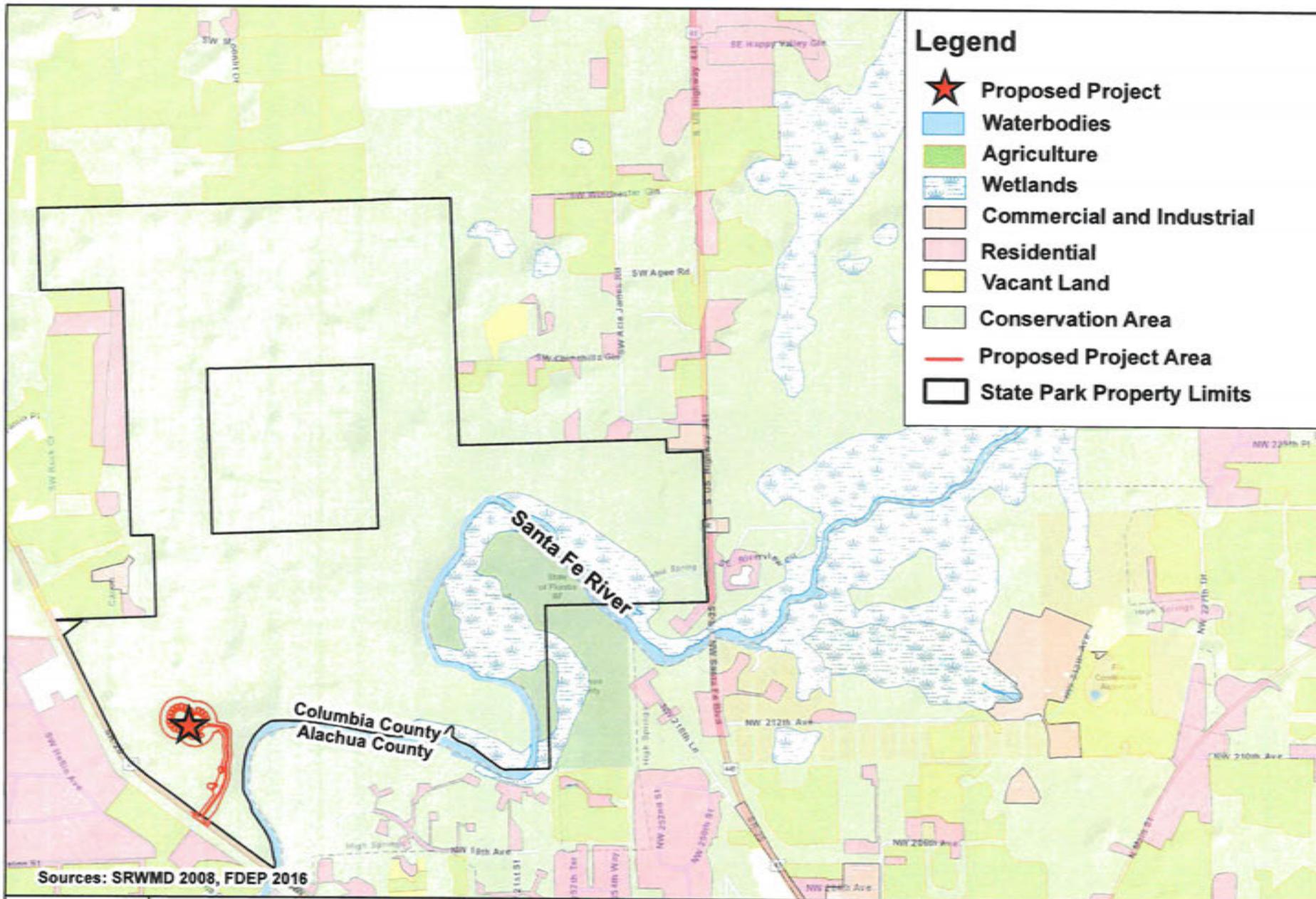
7. **Agent Authorization Form (signed and notarized).**
Please refer to *Exhibit G – Signed and Notarized Agent Authorization Form*

8. **Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).**
Not applicable. The project site is owned by the State of Florida.

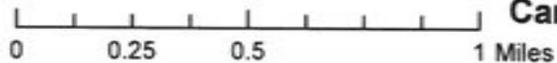
9. **Fee. The application fee for a Special Exception Application is \$750. No application shall be accepted or processed until the required application fee has been paid.**
Please see attached check for \$750.



EXHIBIT A VICINITY MAP



N



VICINITY MAP
River Rise Preserve State Park
Campground Improvements

Exhibit A

Michael Baker
INTERNATIONAL



EXHIBIT B

WARRANTY DEED

WARRANTY DEED

12.00
5628.00
2063.60

2,795.70
8,169.00

THIS INDENTURE, Made this 3rd day of September August, 1974, BETWEEN

MARGARITTE DAVIDSON McLEOD, joined by her husband, A.P. McLEOD, MARY CAROLINE GALLOWAY, formerly MARY CAROLINE KELLY, joined by her husband, NOLAN C. GALLOWAY; and WILLIAM DAVIDSON McLEOD, joined by his wife, BETTIE ALLEN McLEOD, of the County of Marion, State of Florida, grantor*, and STATE OF FLORIDA, BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, whose post office address is Elliot Building, Tallahassee, Florida, of the County of Leon, State of Florida, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100THS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situated, lying and being in Alachua and Columbia Counties, Florida, to-wit:

Lands described in Exhibit "A", hereto attached and made a part hereof by reference.

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 as witnesses:

330 497
OFFICIAL RECORDS

Columbia Co.

APPROVED AS TO FORM AND LEGALITY
Nadine M. Willis
ATTORNEY - D.M.R.

Nadine M. Willis

Margaritte Davidson McLeod (SEAL)
MARGARITTE DAVIDSON McLEOD

Kathel H. Stancil

As to MARGARITTE DAVIDSON McLEOD

Kathel H. Stancil

A. P. McLeod (SEAL)
A. P. McLEOD

Nadine M. Willis

As to A. P. McLEOD

Kathel H. Stancil

Mary Caroline Galloway (SEAL)
MARY CAROLINE GALLOWAY, formerly MARY CAROLINE KELLY

Nadine M. Willis

As to MARY CAROLINE GALLOWAY

Kathel H. Stancil

Nolan C. Galloway (SEAL)
NOLAN C. GALLOWAY

Nadine M. Willis

As to NOLAN C. GALLOWAY

Emel H. Stancil

William Davidson McLeod (SEAL)
WILLIAM DAVIDSON McLEOD

Margie M. Wells
As to WILLIAM DAVIDSON
McLEOD

Emel H. Stancil

Bettie Allen McLeod (SEAL)
BETTIE ALLEN McLEOD

Margie M. Wells
As to BETTIE ALLEN McLEOD

330 498
OFFICIAL RECORDS

STATE OF FLORIDA]
COUNTY OF MARION]

I HEREBY CERTIFY that on this day before me, an officier duly qualified to take acknowled-ments, personally appeared MARGARITTE DAVIDSON McLEOD, joined by her husband, A. P. McLEOD; MARY CAROLINE GALLOWAY, formerly MARY CAROLINE KELLY, joined by her husband, NOLAN C. GALLOWAY; and WILLIAM DAVIDSON McLEOD, joined by his wife, BETTIE ALLEN McLEOD, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.



WITNESS my hand and official seal in the County and State last September 3rd day of August, 1974.

Emel H. Stancil
NOTARY PUBLIC

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires Sept. 29, 1974
Issued by Annapolis 220 & Company Co.

STATE OF FLORIDA]
COUNTY OF MARION]

This instrument filed and recorded _____
in O.R. Book _____ on page _____ record verified.

JOHN F. NICHOLSON,
Clerk of the Circuit Court

By: _____
Deputy Clerk

THIS INSTRUMENT WAS PREPARED BY:

Name: This Instrument Was Prepared By
HARRY C. DOZIER, JR.
Address: 19 N. E. 1st Avenue
Ocala, Florida

EXHIBIT "A"

SW 1/4 of SE 1/4; and
SE 1/4 of SE 1/4, Section 36, Township 6 South, Range 17 East. C

East 1/2 of Section 1, Township 7 South, Range 17 East. A

SW 1/4 of SE 1/4, and
SE 1/4 of SW 1/4, Section 2, Township 7 South, Range 17 East. A

NE 1/4;
W 1/2 of SE 1/4;
S 1/2 of SW 1/4;
Government Lot 4, also known as E 1/2 of
SE 1/4, Section 11, Township 7 South, Range 17 East. A

Government Lots 1, 2, 3, and 4, Section 12, Township 7 South,
Range 17 East. A

Government Lots 1 and 2, Section 13, Township 7 South, Range 17 East. A

NE 1/4;
W 1/2 of SE 1/4;
NW 1/4;
SW 1/4;
Section 14, Township 7 South, Range 17 East.

330 499
OFFICIAL RECORDS

E 1/2 of NE 1/4;
SE 1/4;
SE 1/4 of SW 1/4, Section 15, Township 7 South, Range 17 East.

Commencing at the NE corner of NW 1/4 of NE 1/4, thence South 01°24'48"
East 2638.02 feet along the East boundary of West 1/2 of NE 1/4; thence
South 88°38'58" West 1340.77 feet to the SW corner of West 1/2 of NE 1/4;
thence North 01°18'14" West along the West boundary of the West 1/2 of
NE 1/4; 685.31 feet, thence South 82°09'36" East 715.70 feet, thence
North 04°09'16" East 750.55 feet, thence North 27°43'02" East 220 feet
thence North 36°34'32" East 320 feet, thence North 14°50'32" East 911.92
feet to the point of Beginning; all in Section 15, Township 7 South,
Range 17 East.

NE 1/4;
E 1/2 of SW 1/4;
E 1/2 of NW 1/4;
NW 1/4 of NW 1/4;
Section 20, Township 7 South, Range 17 East.

SE 1/4 of SW 1/4;
S 1/2 of SE 1/4 except commencing at NE corner of S 1/2 of SE 1/4,
thence South along State Highway 210 feet, thence West 630 feet, thence
North 210 feet, thence East 210 feet to the point of beginning, and
except beginning at the Southeast corner of SE 1/4, thence North along
State Highway 315 feet, thence West 280 feet, thence South 315 feet,
thence East 280 feet to the point of Beginning;
W 1/2 of W 1/2;
All in Section 21, Township 7 South, Range 17 East.

NE 1/4;
NE 1/4 of SE 1/4;
W 1/2 of SE 1/4;
SW 1/4; and
E 1/2 of NW 1/4;
Section 22, Township 7 South, Range 17 East.

W 1/2 of NE 1/4;
N 1/2 of SW 1/4;
and NW 1/4;
Section 23, Township 7 South, Range 17 East.

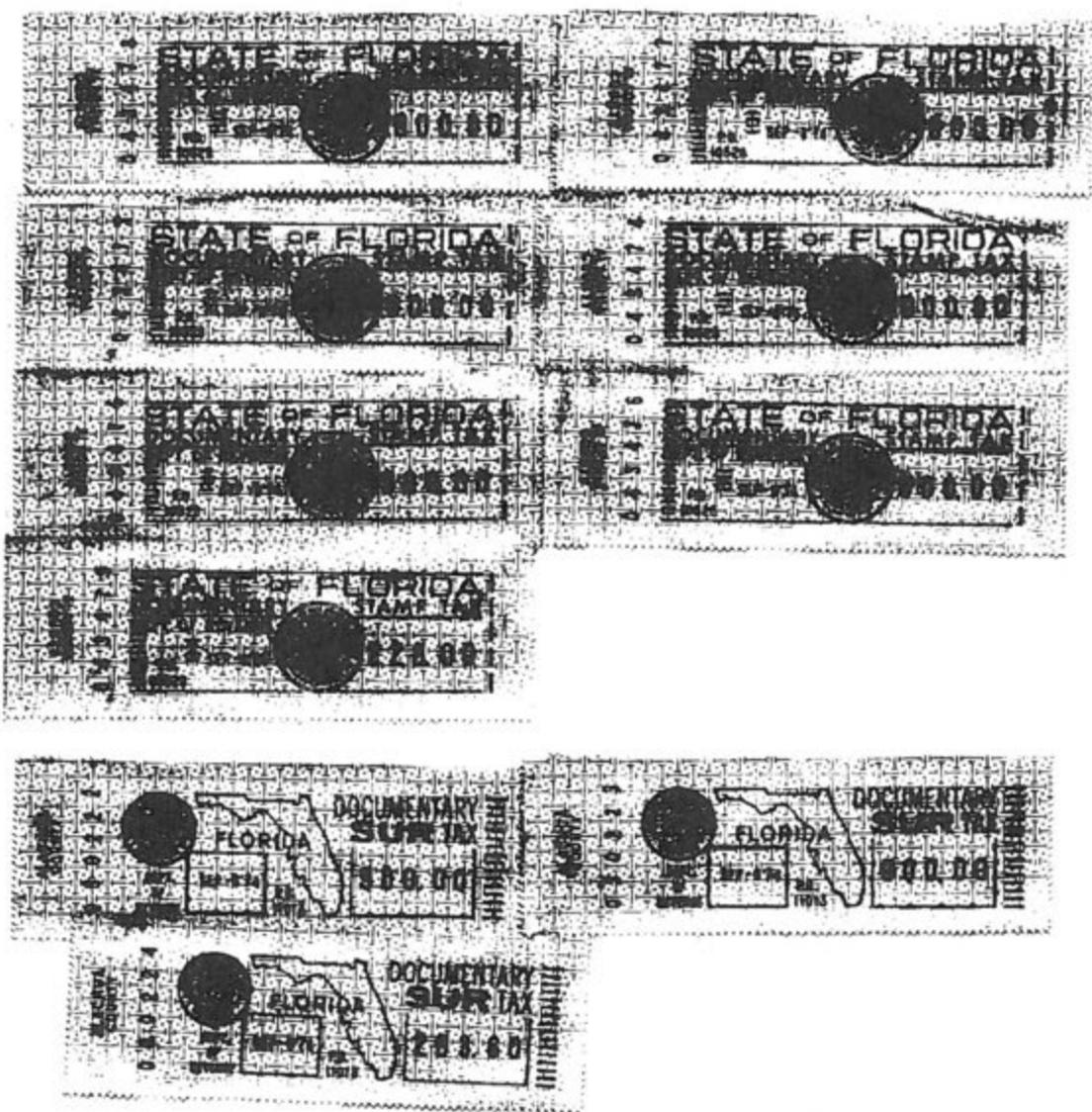
N 1/2 of NE 1/4; That part of N 1/2 of SW 1/4 lying North and West of River; and That part of NE 1/4 of SW 1/4 lying East of River; NW 1/4;
Section 28, Township 7 South, Range 17 East.

NE 1/4;
That Part of the SE 1/4 lying North and East of road and North and West of River; and that part of SW 1/4 lying North and East of Road; and that part of S 1/2 of NW 1/4 lying North and East of Road; NE 1/4 of NW 1/4, except West 5.50 chains;
Section 29, Township 7 South, Range 17 East.

9000 330 500
OFFICIAL RECORDS

EXCEPT:

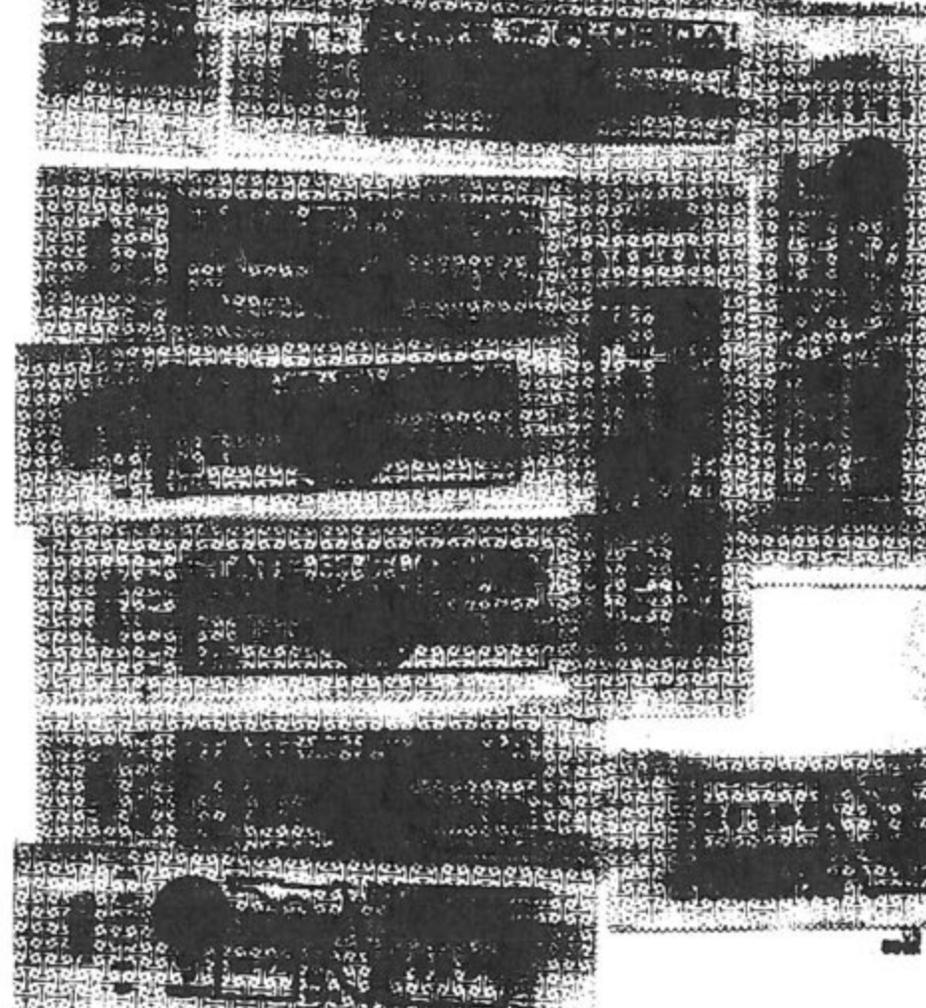
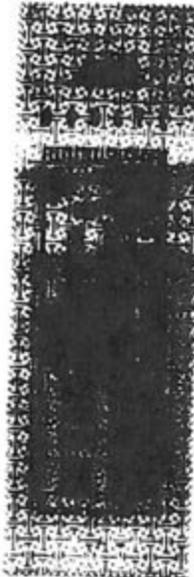
Commencing at a point on the Easterly right-of-way line of High Springs-Port White Road (State Highway #20), which is 15 feet South from the North boundary of SW 1/4 of NW 1/4 of Section 29, Township 7 South, Range 17 East, thence East parallel with said North boundary line 402 feet, thence South 24 feet, thence Southwesterly 356 feet, more or less, to a point on Easterly right-of-way line of said highway which is 252 feet Southeasterly from the point of beginning, thence Northwesterly along said Easterly right-of-way line 252 feet to the point of beginning.



SUBJECT, however, to the following:

330-501
OFFICIAL RECORDS

1. Taxes for year 1974.
2. Mineral Rights and Royalty Transfer from A.B. Whittington to W.R. Mosley of 1/2 interest in all oil, gas or other minerals in, on or under the W 1/2 of NW 1/4, Section 28, Township 7 South, Range 17 East, recorded in Deed Book 44, page 551, Columbia County, and subsequent transfers thereof.
3. Reservation to U.S. Government of all phosphate in Patents from U.S. Government as to Lot 4, Section 12, Township 7 South, Range 17 East, and Lots 1 and 2, Section 12, Township 7 South, Range 17 East, Alachua County.
4. Reservations to the State of Florida through Trustees of Internal Improvement Fund deeds for additional Road Rights-of-Way.
5. Reservation to State of Florida through the Trustees of Internal Improvement Fund deed in Deed Book 67, page 58, Columbia County, covering NW 1/4 of SW 1/4, lying North of River in Section 28, Township 7 South, Range 17 East of 1/2 of petroleum and petroleum products and 3/4 of all other minerals.
6. Rights-of-Way for Roads and Highways.



FILE NO. 74-6650
 RECORDED
 BOOK 330 PAGE 192-501
 1974 SEP - 6 PM 1:15
M. E. Conrad
 CLERK OF CIRCUIT COURT
 COLUMBIA COUNTY, FLORIDA

Title & Trust Company of Florida

Jacksonville, Florida

a Florida corporation, hereinafter called the Company, for a valuable consideration paid for this policy of title insurance, the number and date of which are shown in Schedule A, does hereby insure the parties named as Insured in Schedule A, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount set forth in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or lack of a right of access to and from the land;

all subject, however, to the Conditions and Stipulations hereto annexed, which Conditions and Stipulations, together with Schedules A and B, are hereby made a part of this policy; all as of the effective date of this policy.

IN WITNESS WHEREOF, Title & Trust Company of Florida has caused its corporate name and seal to be hereunto affixed and this policy signed by two of its duly authorized officers in facsimile.

APPROVED AS TO
FORM AND LEGALITY
J.P. [Signature]
ATTORNEY - D.M.R.

Title & Trust Company of Florida

Chas. H. Mandy
(Facsimile) President

(Not valid unless countersigned)

Harold W. Davis
(Facsimile) Secretary

FLORIDA TITLE AND ABSTRACT COMPANY

BY: *John [Signature]*, President
Authorized Signature



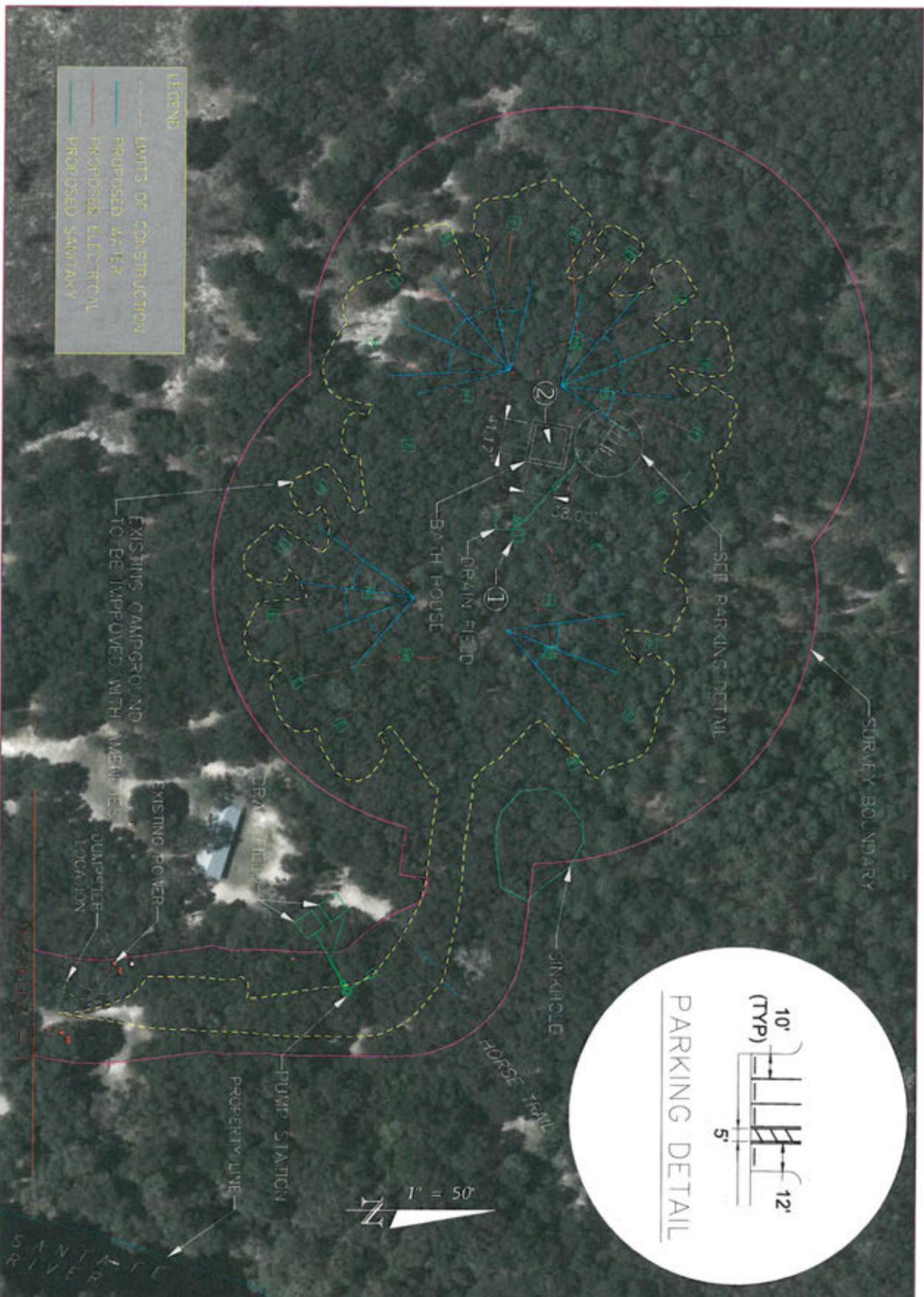


EXHIBIT C

PROJECT SITE PLAN

LEGEND

- LIMITS OF CONSTRUCTION
- PROPOSED WATER
- PROPOSED ELECTRICAL
- PROPOSED SANITARY



RIVER RISE PRESERVE STATE PARK PERMIT DRAWING EQUESTRIAN CAMPGROUND IMPROVEMENTS		PROFESSIONAL REGISTRATION MATTHEW M. JOHNSON P.E. No. 89754	DESIGNER: AF CHECKER: AF REVISIONS BY: MJ	DATE: AUGUST 2016 SHEET FILE NO.: DATE PROJECT NO.: 150	SCALE: AS SHOWN DATE: 8/16/16 DRAWN BY: MJ	CHECKED BY: MJ
		Michael Baker INTERNATIONAL 2114 Bryant Center Blvd., Suite 201-A Tallahassee, FL 32304 (904) 761-2328	Department of Environmental Protection Office of Operations Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32399 (850) 425-2300			



- ① COORDINATE EXACT LOCATION OF PROPOSED TRANSFORMER AND UNDERGROUND SERVICE LATERALS WITH POWER UTILITY COMPANY.
- ② TRASH RECEPTACLES ARE LOCATED IN THE MEN'S AND WOMEN'S FACILITIES WITHIN THE BATTHOUSE.

Notes:

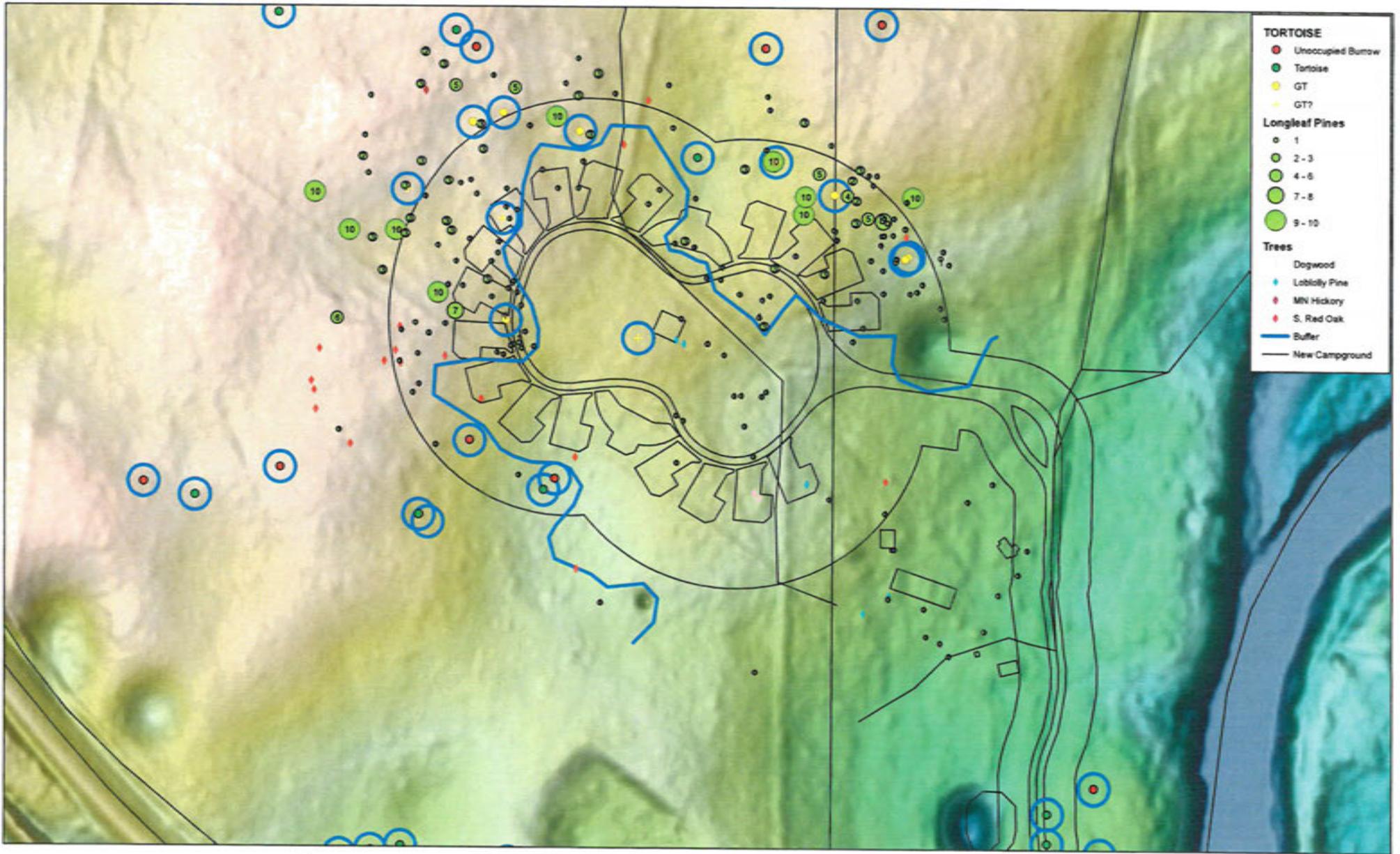
- 1. Present zoning for the site is conservation.
- 2. Property Lines are beyond the extent of this sheet.
Parcel No. 29-7S-17-10062-000
Parcel No. 29-7S-17-10056-000
- 3. Property Owner Info:
TITF / DEP-REC & PARKS
OLEND STATE PARK
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
- 3. All plumbing, water and septic facilities are proposed and will not connect to existing facilities.


Matthew M. Johnson
 10/20/2016

DATE: AUGUST 2016	SCALE: 1" = 50'	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Department of Environmental Protection Office of Operations Bureau of Design and Construction 3900 Commonwealth Blvd., Tallahassee, FL 32399 (904) 438-2000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	
PROJECT: AP	DATE: 10/20/2016	PROJECT NO: 150	CLIENT: RIVER RISE PRESERVE STATE PARK	DESIGNER: MATTHEW M. JOHNSON	PROFESSIONAL ENGINEER	Michael Baker INTERNATIONAL 11000 E. 15th Ave., Suite 100, Denver, CO 80231 (303) 751-1000	



EXHIBIT D TREE SURVEY



River Rise Equestrian Camp

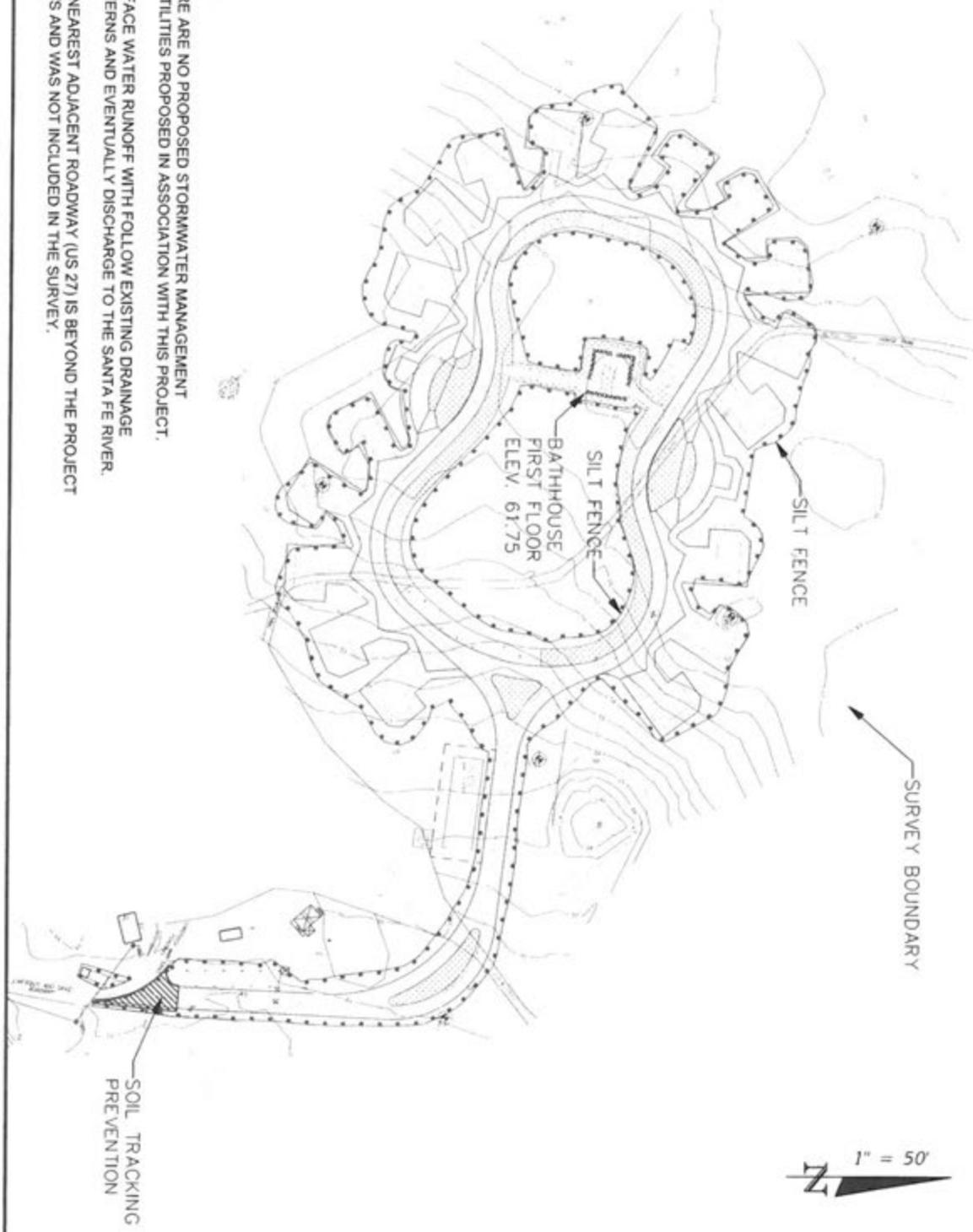


0 125 250 Feet



EXHIBIT E

STORMWATER MANAGEMENT PLAN



- NOTES:
1. THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES PROPOSED IN ASSOCIATION WITH THIS PROJECT.
 2. SURFACE WATER RUNOFF WITH FOLLOW EXISTING DRAINAGE PATTERNS AND EVENTUALLY DISCHARGE TO THE SANTA FE RIVER.
 3. THE NEAREST ADJACENT ROADWAY (US 27) IS BEYOND THE PROJECT LIMITS AND WAS NOT INCLUDED IN THE SURVEY.

RIVER RISE PRESERVE STATE PARK PERMIT DRAWING STORMWATER MANAGEMENT PLAN		PROFESSIONAL REGISTRATION MATTHEW M. JOHNSON P.E. NO. 69754	DRAWN BY: AF CHECKED BY: MJJ	DATE: AUGUST 2016 COMP. FILE NO.: DATE PROJECT NO.: 150	TYPICAL REVISION DATE TYPICAL REVISION
EQUESTRIAN CAMPGROUND IMPROVEMENTS		Michael Baker INTERNATIONAL 2715 Edgewater Court West, Suite 200A Tallahassee, FL 32309 (904) 761-2200		Department of Environmental Protection Office of Operations Bureau of Design and Construction 3800 Commonwealth Blvd., Tallahassee, FL 32309 (850) 425-2300	



EXHIBIT F

FDEP 10-2 Application



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	FDEP Bureau of Design and Construction
File No:	0348342001EG
File Name:	CAMPGROUND IMPROVEMENTS
Site Address:	410 S. E. E'Leno Park Road High Springs FL - 32643
County:	Columbia
Latitude:	29° 50' 58.7775"
Longitude:	-82° 38' 14.5604"
Total Project Area:	8.67
Total Impervious Surface Area:	0.365
Approximate Date of Commencement of Construction:	07/01/2017
Registered Florida Professional:	Matthew M Johnson
License No.:	69754
Company:	Michael Baker International, Inc.

Date: October 19, 2016

Mariben Andersen certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b)Activities will not impact wetlands or other surface waters;
- (c)Activities are not conducted in, on, or over wetlands or other surface waters;
- (d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e)The project is not part of a larger common plan, development, or sale; and
- (f)The project does not:
 - 1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL 32256

This certification was submitted along with the following electronic documents:

File Description
Project location map
Project Site Plan
PE certification

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Matthew M Johnson, License No. 69754, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL 32256



EXHIBIT G

SIGNED AND NOTORIZED AGENT AUTHORIZATION FORM

APPLICATION AGENT AUTHORIZATION FORM

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

Authority to Act as Agent

On my/our behalf, I appoint Mariben E. Andersen Michael Baker Int'l. Inc.
(Name of Person as Agent) (Company Agent is representing, if applicable)
to act as my/our agent in the preparation and submittal of this application for
Special Exception for River Rise Preserve Equestrian and Campsite Improvements
(Type Application)

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

Applicant Title: Philip Madden, Assistant Bureau Chief

On Behalf of: FDEP Bureau of Design and Construction
(Company Name, if applicable)

Telephone: (850) 245-2630 Date: 6-22-16

Applicant Signature: [Handwritten Signature]

STATE OF FLORIDA
COUNTY OF Leon

The Foregoing instrument was acknowledged before me this 22 day of June, 2016,
by PHILLIP MADDEN, whom is personally known by me OR
produced identification Type of Identification Produced

[Handwritten Signature]
Notary Signature



THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared **Todd Wilson** 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
the matter of

he Court, was published said newspaper in the issues of November 4, 2016

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.

born to and subscribed before me this 4 day of November, 2016



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Services

[Signature]
Kathleen A. Riotta
Notary Public

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on November 15, 2016 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0562, a petition by Leslie D. Wilkinson, owner, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for a gunsmith use as a home occupation within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated October 13, 2016 and submitted as part of a petition dated October 13, 2016, as amended, to be located on property described, as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 2, Township 6 South, Range 16 East, Columbia County, Florida, and run South 87° 30'35" West, along the North line of said Section 2, a distance of 1050.58 feet to the Point of Beginning; thence South 35° 09'22" West, 979.95 feet to a point on the Northerly line of a 60.00 foot private road; thence North 77° 05'34" West along said Northerly line 293.94 feet; thence North 01° 18' 53" West, 698.02 feet to a point on the North line of said Section 2; thence North 87° 30' 35" East along said North line of Section 2, a distance of 867.61 feet to the Point of Beginning. Containing 10 acres, more or less.

Tax Parcel 02-6s-16-03766-145 SE 0563, a petition by Mariben Andersen of Michael Baker International, Inc., agent for the State of Florida, owner, to request a special exception be granted as provided for in Section 4.3.5(1) of the Land Development Regulations to allow for a campground use within the CONSERVATION (CSV) Zone District. The special exception has been filed in accordance with a site plan dated October 25, 2016 and submitted as part of a petition dated October 25, 2016, as amended, to be located on property described, as follows:

The south half of Section 29, Township 7 South, Range 17 East as lies north of the Santa Fe River and east of State Road 20 (U.S. Highway 27): the

**PUBLIC NOTICE:
NOTICE OF PUBLIC HEARING**

Posted
11-4-16

**BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA
COUNTY, FLORIDA.**

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **November 15, 2016 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0563, a petition by Mariben Andersen of Michael Baker International, Inc., agent for the State of Florida, owner, to request a special exception be granted as provided for in Section 4.3.5(1) of the Land Development Regulations to allow for a campground use within the CONSERVATION ("CSV") Zone District. The special exception has been filed in accordance with a site plan dated October 25, 2016 and submitted as part of a petition dated October 25, 2016, as amended, to be located on property described, as follows:

The south half of Section 29, Township 7 South, Range 17 East as lies north of the Santa Fe River and east of State Road 20 (U.S. Highway 27); the northeast $\frac{1}{4}$ of Section 29, Township 7 South, Range 17 East; the south $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 29, Township 7 South, Range 17 East as lies north of State Road 20 (U.S. Highway 27); and, the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of of Section 29, Township 7 South, Range 17 East.

Containing 407 acres, more or less.

Tax Parcel 29-7s-17-10062-000

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

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 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**

RIVER RISE PRESERVE STATE PARK



FOR INFORMATION ON GAINING ACCESS
TO RIVER RISE PRESERVE STATE PARK
PLEASE CONTACT O'LENO STATE PARK
AT: (386)-454-1853

PUBLIC NOTICE

Florida Department of Transportation
Public Notice of Proposed Construction Project
Project Name: River Rise Preserve State Park
Project Location: River Rise Preserve State Park, O'Leño State Park, Volusia County, Florida
Project Description: Construction of a new parking area and restroom facility.
Project Start Date: 08/01/2010
Project End Date: 08/31/2010
Project Contact: [Name], [Phone Number], [Email Address]

MINUTES
BOARD OF ADJUSTMENTS
October 27, 2016

School Board Auditorium, Lake City, Florida at 6:00 pm

A. ROLL CALL

MEMBERS PRESENT: Teena Ruffo, Earl Peeler, Roger Busscher

MEMBERS ABSENT: Robert Jordan (Chair)

STAFF: Brandon M. Stubbs, County Planner and Joel Foreman, County Attorney

B. PLEDGE OF ALLEGIANCE & INVOCATION

Teena Ruffo called the meeting to order.

C. PUBLIC COMMENT SECTION (Items Not on Agenda – Per FL Statute)

None

D. OPEN CONSIDERATION OF AGENDA ITEMS

SE 0559 – Kirk Webster – Home Occupation

Kirk Webster, Applicant, is sworn in and presented the application.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION

Earl Peeler – Moved to Approve SE 0559

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

SE 0560 – Florida Power & Light – Essential Service

David Schoonover is sworn in and presented the application.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION

Roger Busscher – Moved to Approve SE 0560

SECOND

Earl Peeler

MOTION PASSED UNANIMOUSLY

SE 0561 – Rose Creek RV Park
Clay Sweger, Applicant, is sworn in and presented the application.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION

Roger Busscher – Moved to Approve SE 0561

SECOND

Earl Peeler

MOTION PASSED UNANIMOUSLY

BPSP 16 02 – C.A. Boone Construction – Borrow Pit
Dennis Price, Applicant, is sworn in and presented the application.

PUBLIC DISCUSSION

None

BOARD DISCUSSION

None

MOTION

Earl Peeler – Moved to Approve BPSP 16 02

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

E. OLD BUSINESS

None

F. NEW BUSINESS

None

G. STAFF UPDATE

None

H. MINUTES

Teena Ruffo - Requested a motion

MOTION

Earl Peeler – Moved to approve the September 22, 2016 Minutes

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

I. STAFF MATTERS

Approval of amending the November and December Board of Adjustment meeting to Tuesday, November 15, 2016 @ 6:00pm and Tuesday, December 20, 2016 @ 6:00pm.

MOTION

Earl Peeler – Moved to approve the amended Board of Adjustment dates for November and December.

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

ADJOURNED THE BOARD OF ADJUSTMENTS

THE OCTOBER 27, 2016 BOARD OF ADJUSTMENT MINUTES ARE HEREBY ADOPTED ON THIS 15th DAY OF NOVEMBER 2016.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman