

**COLUMBIA COUNTY
PLANNING AND ZONING BOARD**

November 15, 2016 MEETING AGENDA

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX

372 WEST DUVAL STREET, LAKE CITY, FLORIDA

6:15 P.M.

Public Hearings

CPA 0222 - A request by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY, INTERCHANGE to COMMERCIAL for Tax Parcel Number 30-4s-17-08885-004.

Staff Matters

Adoption of the October 27, 2016 meeting minutes.

Discussion Items

None

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.

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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Planning & Zoning Board Hearing Date: November 15, 2016
Legislative Hearing

SUBJECT: CPA 0222 – A request for a Small Scale Amendment to the Future Land Use Map (“FLUM”) of the Comprehensive Plan from HIGHWAY INTERCHANGE to COMMERCIAL on an approximate 1.00 acre subject property.

APPLICANT/AGENT: Leonard E. Johnson

PROPERTY OWNER(S): Lake City Evangel Chapel

LOCATION: North of SW County Road 242 and Single Family Residential; South of Casey Jones Campground; East of SW Arrowhead Terrace and City Discount Liquors; West of Casey Jones Campground, Speedy Equipment Rentals, Wendy’s, Super 8 Motel, and S&S Food Store; Columbia County, Florida.

PARCEL ID NUMBER(S): 30-4s-17-08885-004

ACREAGE: ±1.00 Acres

EXISTING FLUM Highway Interchange

PROPOSED FLUM Commercial

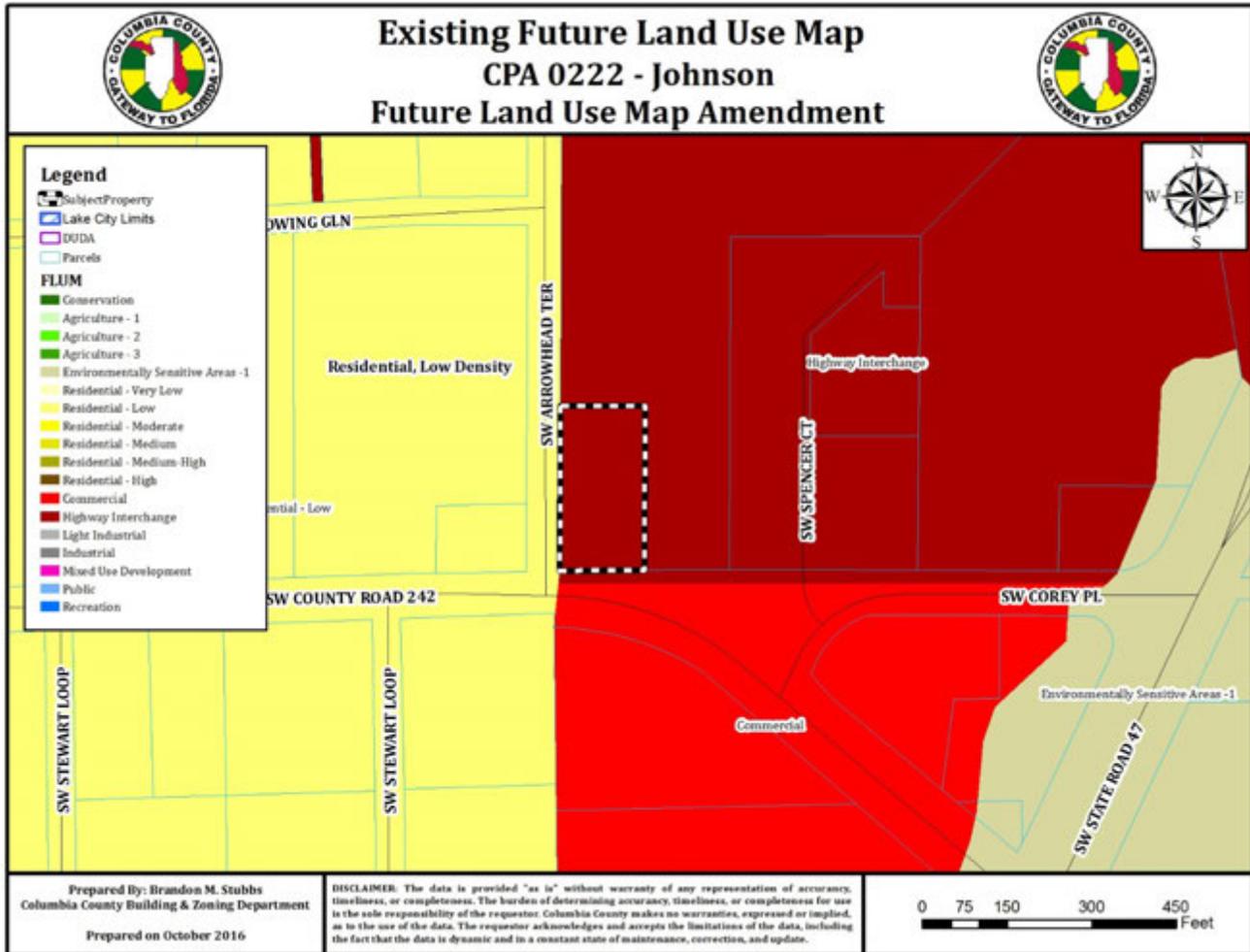
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed Small Scale Amendment to the Future Land Use Map of the Comprehensive Plan would amend the FLUM Designation of ±1.00 acres from Highway Interchange to Commercial. The subject property currently contains a church building. The applicant desires to utilize the building as a child care facility.

Map 1. Existing FLUM with Subject Property



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

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

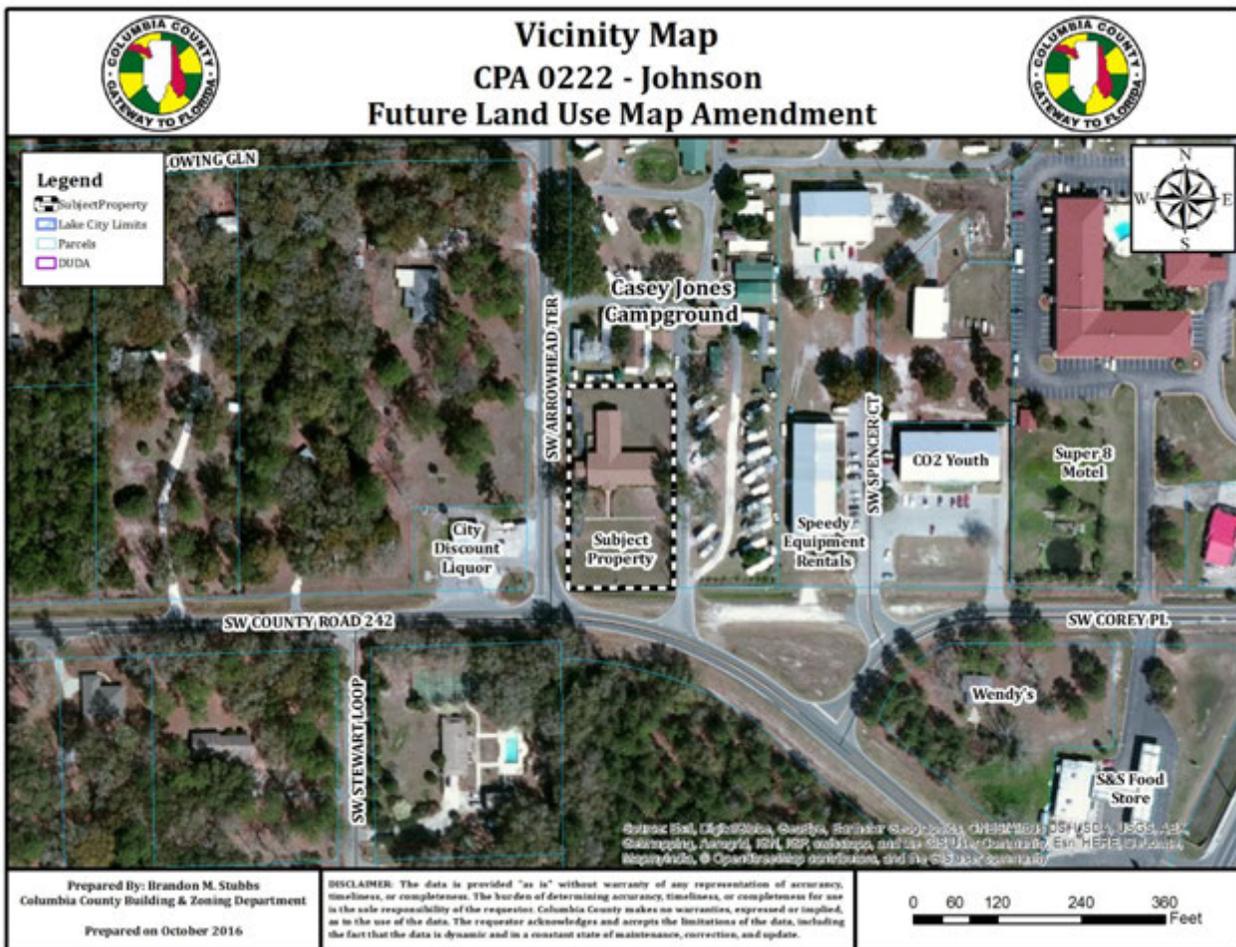
SURROUNDING USES

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 | Casey Jones Campground | Highway Interchange | Commercial, Highway Interchange (“CHI”) |
| South | SW County Road 242/Single Family Residential | Commercial/ Residential, Low Density | Commercial, Intensive (“CI”)/ Residential, Single Family-2 (“RSF-2”) |
| East | Casey Jones Campground/Speedy Equipment Rentals/SW Spence Ct/CO2 Youth/Wendy’s/Super 8 Motel/S&S Food Store | Highway Interchange/ Commercial | Commercial, Highway Interchange (“CHI”)/ Commercial, Intensive (“CI”) |
| West | City Discount Liquors/Single family Residential | Residential Low Density | Residential Single Family - 2 (“RSF-2”) |

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for 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.

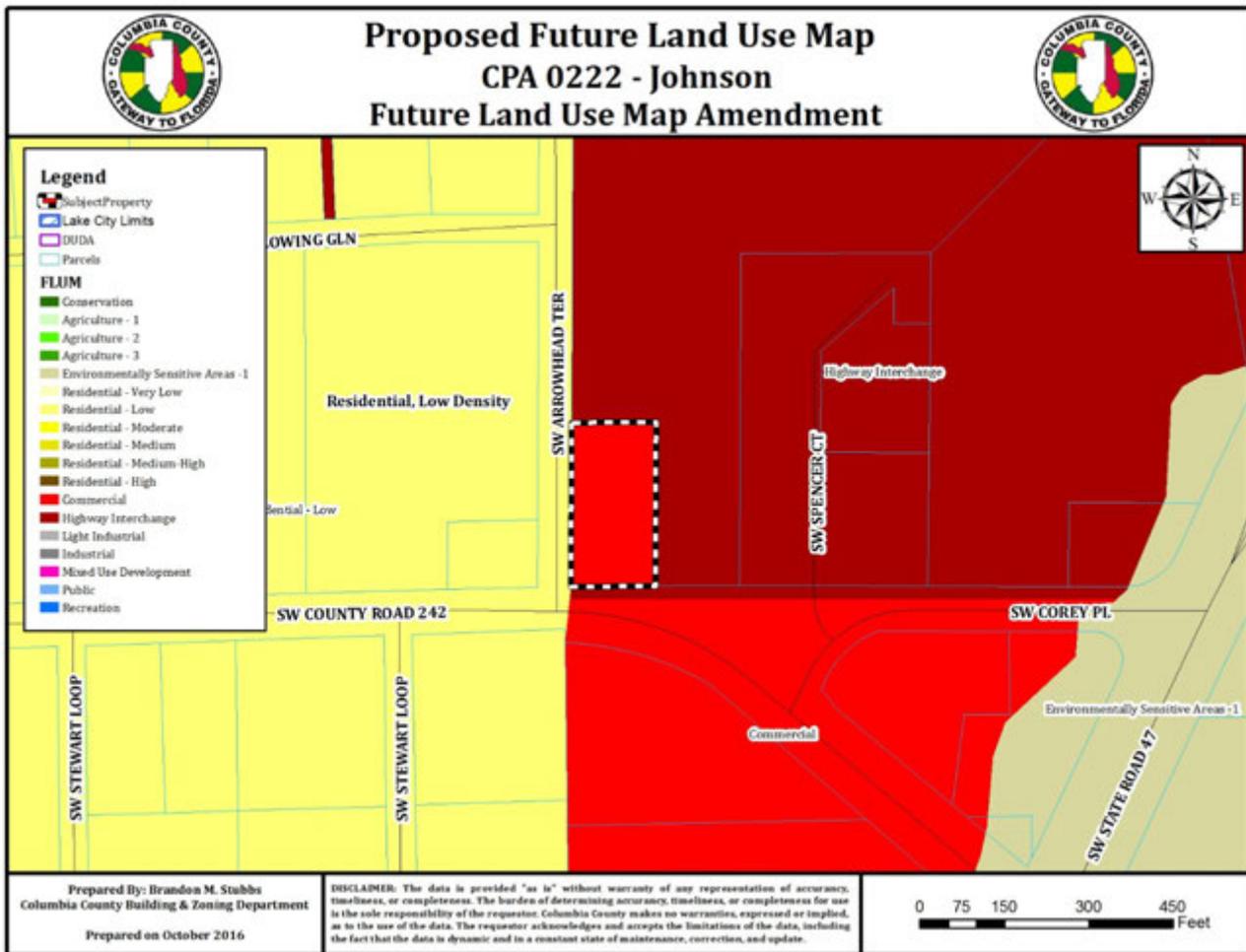
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

| Existing FLUM Designation | Proposed FLUM Designation | Proposed Zoning Designation | Consistent |
|---------------------------|---------------------------|------------------------------|------------|
| Highway Interchange | Commercial | Commercial, Intensive (“CI”) | ✓ |

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

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

Map 3. Proposed Future Land Use Map



Staff has reviewed the application for a 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.

FLUM DESIGNATION COMPARISON

| | Existing Designation | Proposed Designation |
|----------------------------|----------------------|----------------------|
| Zoning District: | Highway Interchange | Commercial |
| Max. Gross Density: | N/A | N/A |
| Floor Area Ratio: | 0.25 | 0.25 |

Given the existing FLUM Designation is a Highway Interchange designation and the proposed is a Commercial designation, there are no impacts to public facilities as a result of the proposed FLUM Amendment.

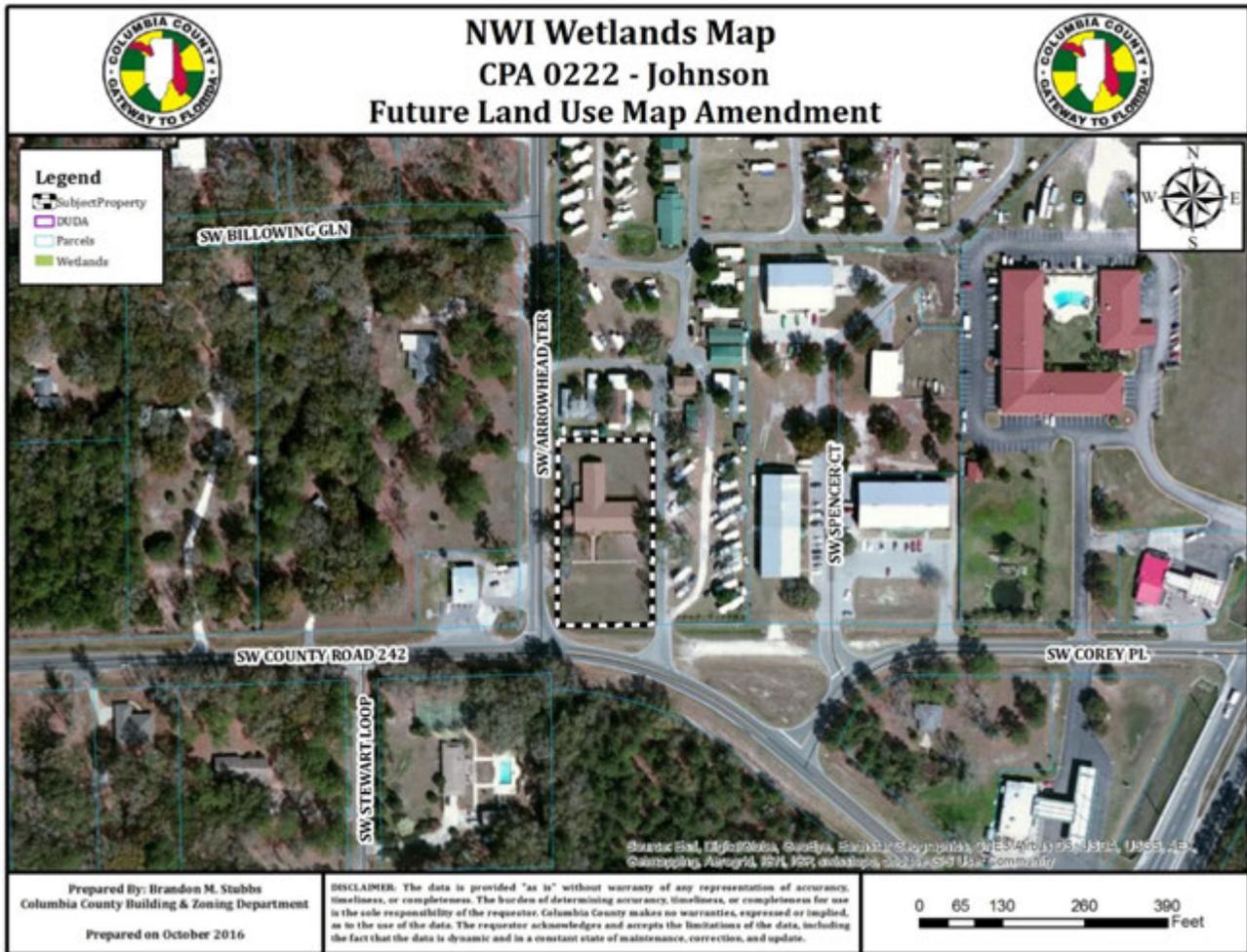
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 4. Wetlands Map



Soil Survey

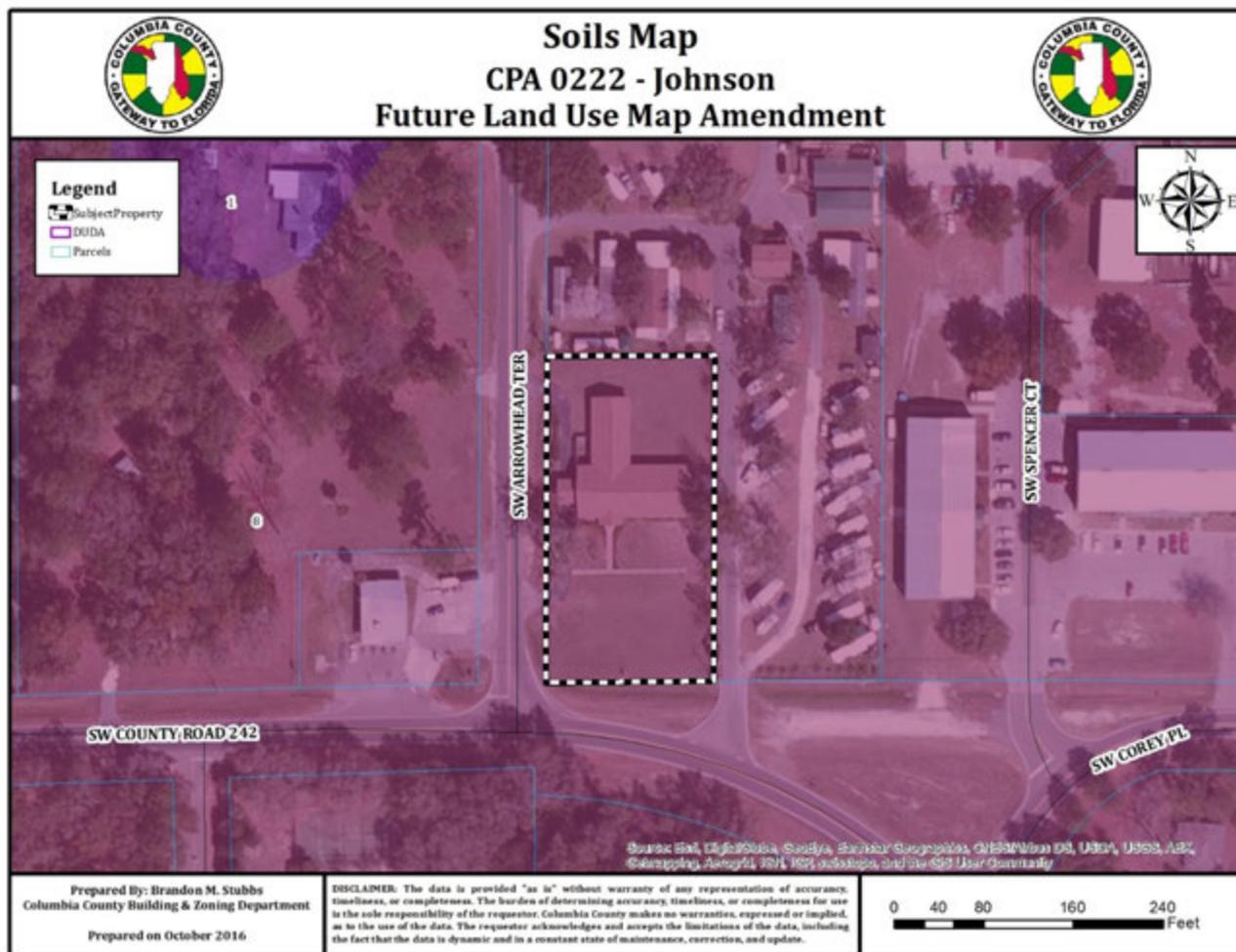
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. 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 is one (1) 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.

Evaluation: The soil type on the subject property is Blanton Fine Sand. Blanton Fine Sand poses slight limitations for building development and moderate limitations for septic tank absorption field. The subject property is already developed; therefore, there are no issues related to soil suitability.

Map 5. Soils Map

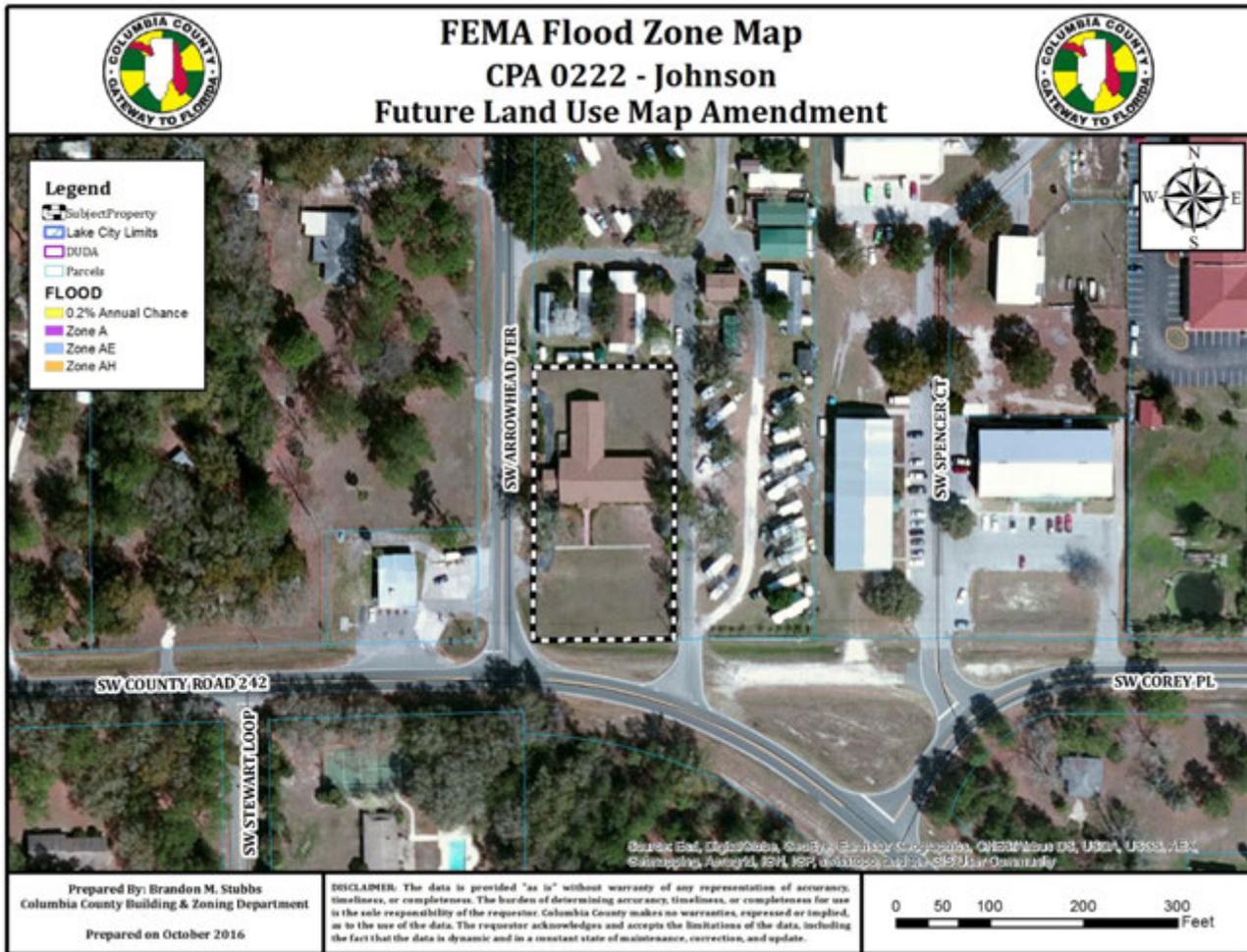


Flood Potential

Panel 0381C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

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

Map 6. FEMA FIRM Map (Flood Map)



Stream to Sink

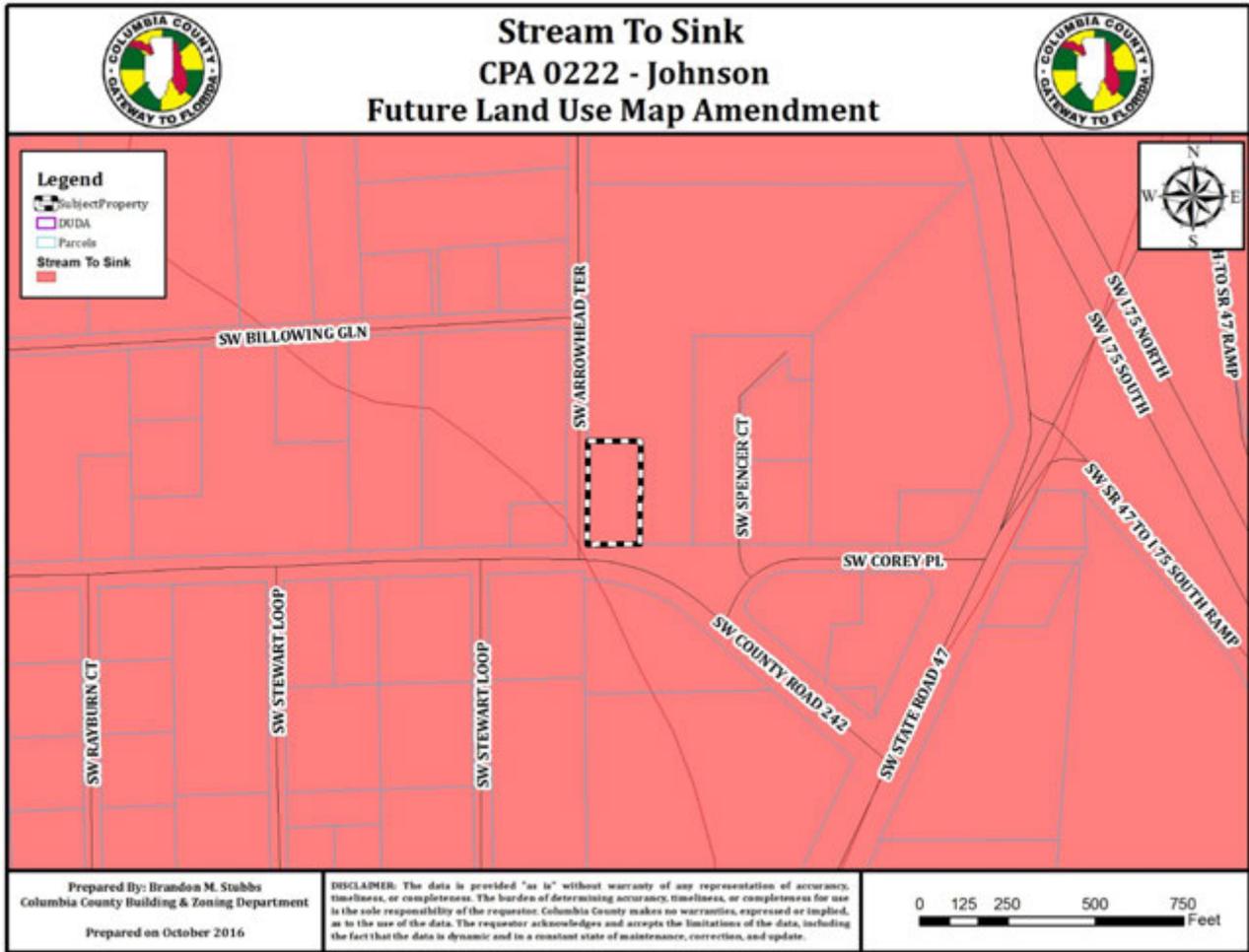
According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is located within a stream to sink area.

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

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

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

Map 7. Stream to Sink Map



Minerals

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

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

Vegetative Communities/Wildlife

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

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

PUBLIC FACILITIES IMPACT

Given the FLUM amendment proposes to amend the FLUM from Highway Interchange to Commercial, there are no additional impacts to public facilities.

RESOLUTION NO. PZ/LPA CPA 0221

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT OF TEN OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

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

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

Section 1. Pursuant to an application, CPA 0222, an application by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY, INTERCHANGE to COMMERCIAL for the property described, as follows:

Commence at the Northwest corner of Section 30, Township 4 South, Range 17 East, and run S 0° 03' 18" E along the W line of Section 30, a distance of 991.50 feet; said line being also the center line of a county road; thence N 89° 25' 22" E 150.00 feet to a concrete monument; thence S 0° 03' 18" E 290.71 feet to a concrete monument on the North right of way line of County Road 242; thence run westerly along said right of way line a distance of 100.00 feet to a concrete monument on the point of curve concave to the right and having a radius of 50.00 feet and a total central angle of 91°07'; thence North westerly along the arc of said curve 79.51 feet to an iron pipe, thence N 0° 03' 18" W along the east right of way line of county road 240.71 feet to the point of beginning.

Containing 1.00 acres, more or less.

Tax Parcel Number 30-4s-17-08885-004

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

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 15th day of November 2016.

Attest:

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

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

Robert F. Jordan, Chairman

ORDINANCE NO. 2016-29

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO AN APPLICATION, CPA 0222, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM HIGHWAY INTERCHANGE TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the Board of County Commissioners to prepare, adopt and implement a comprehensive plan;

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

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

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

WHEREAS, the Board of County Commissioners held the required public hearing, with public notice having been provided, pursuant to the procedures established in Sections 163.3161 to 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

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

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

Section 1. Pursuant to an application, CPA 0222, by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the future land use classification is hereby changed from HIGHWAY INTERCHANGE to COMMERCIAL on property described, as follows:

Commence at the Northwest corner of Section 30, Township 4 South, Range 17 East, and run S 0° 03' 18" E along the W line of Section 30, a distance of 991.50 feet; said line being also the center line of a county road; thence N 89° 25' 22" E 150.00 feet to a concrete monument; thence S 0° 03' 18" E 290.71 feet to a concrete monument on the North right of way line of County Road 242; thence run westerly along said right of way line a distance of 100.00 feet to a concrete monument on the point of curve concave to the right and having a radius of 50.00 feet and a total central angle of 91°07'; thence North westerly along the arc of said curve 79.51 feet to an iron pipe, thence N 0° 03' 18" W along the east right of way line of county road 240.71 feet to the point of beginning.

Containing 1.00 acres, more or less.

Tax Parcel Number 30-4s-17-08885-004

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

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

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

The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-6508.

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

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

Attest:

BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Bucky Nash, Chairman

DRAFT



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # CPA 0222
Application Fee \$ 1,250.00
Receipt No. _____
Filing Date 10-17-16
Completeness Date 10-17-16

Comprehensive Plan Amendment Application

A. PROJECT INFORMATION

- Project Name: Love-N-Learn Daycare
- Address of Subject Property: 141 SW Arrowhead Terr. Lake City Fl. 32024
- Parcel ID Number(s): 30-48-17-08885-004
- Existing Future Land Use Map Designation: CHI
- Proposed Future Land Use Map Designation: Commercial
- Zoning Designation: CG
- Acreage: 1.002
- Existing Use of Property: Church
- Proposed use of Property: Daycare

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Leonard E. Johnson Title: lessee
Company name (if applicable): Love-N-Learn Daycare
Mailing Address: 3475 SW SR 47
City: Lake City State: Fl. Zip: 32024
Telephone: (386) 867-4655 Fax: () Email: angel092608@gmail.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): Lake City Evangel Chapel
Mailing Address: 370 SW Monitor Glen
City: Lake City State: Fl. Zip: 32025
Telephone: (386) 755-1939 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: Lake City Evangel, Leonard & Marisol Johns
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required. No net increase in floor area
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$1,250.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$2,000.00
 - c. Text Amendment to the Comprehensive Plan = \$2,000.00

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Leonard E. Johnson

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

10-10-16
Date

Columbia County Property Appraiser

updated: 8/10/2016

2015 Tax Year

Parcel: 30-4S-17-08885-004

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 | LAKE CITY EVANGEL CHAPEL | | |
| Mailing Address | 141 SW ARROWHEAD TERR LAKE CITY, FL 32024 | | |
| Site Address | 141 SW ARROWHEAD TERR | | |
| Use Desc. (code) | CHURCHES (007100) | | |
| Tax District | 2 (County) | Neighborhood | 30417 |
| Land Area | 1.002 ACRES | Market Area | 06 |
| Description | NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. | | |
| COMM NW COR OF SEC, RUN S 991.50 FT, E 33 FT FOR POB, CONT E 150 FT, S 290.71 FT TO N R/W CR-242, W ALONG R/W 179.51 FT, N 240.71 FT TO POB. ORB 350-110 | | | |



Property & Assessment Values

| 2015 Final Values | | |
|------------------------------|------------|-------------------------------------|
| Mkt Land Value | cnt: (0) | \$136,406.00 |
| Ag Land Value | cnt: (1) | \$0.00 |
| Building Value | cnt: (1) | \$123,784.00 |
| XFOB Value | cnt: (0) | \$0.00 |
| Total Appraised Value | | \$260,190.00 |
| Just Value | | \$260,190.00 |
| Class Value | | \$0.00 |
| Assessed Value | | \$260,190.00 |
| Exempt Value | (code: 02) | \$260,190.00 |
| Total Taxable Value | | Cnty: \$0 Other: \$0 Schl: \$0 |

| 2016 Working Values | | | (Not for Use) |
|------------------------------|------------|-------------------------------------|---------------|
| Mkt Land Value | cnt: (0) | \$136,406.00 | |
| Ag Land Value | cnt: (1) | \$0.00 | |
| Building Value | cnt: (1) | \$125,000.00 | |
| XFOB Value | cnt: (0) | \$0.00 | |
| Total Appraised Value | | \$261,406.00 | |
| Just Value | | \$261,406.00 | |
| Class Value | | \$0.00 | |
| Assessed Value | | \$261,406.00 | |
| Exempt Value | (code: 02) | \$261,406.00 | |
| Total Taxable Value | | Cnty: \$0 Other: \$0 Schl: \$0 | |

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 |
|-----------|--------------|---------|-------------------|----------------|------------|------------|
| NONE | | | | | | |

Building Characteristics

| Bldg Item | Bldg Desc | Year Blt | Ext. Walls | Heated S.F. | Actual S.F. | Bldg Value |
|---|-----------------|----------|----------------|-------------|-------------|--------------|
| 1 | CHURCH (009100) | 1970 | CB STUCCO (17) | 5940 | 6346 | \$125,000.00 |
| Note: All S.F. calculations are based on exterior building dimensions. | | | | | | |

Other Structures & Det Buildings

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

Land Provisions

| Lnd Code | Desc | Units | Adjustments | Eff Rate | Lnd Value |
|----------|--------------|----------------------------|---------------------|----------|--------------|
| 007100 | CHURCH (MKT) | 43650 SF - (0000001.002AC) | 1.00/1.00/1.25/1.00 | \$3.12 | \$136,406.00 |

Columbia County Property Appraiser

updated: 8/10/2016

Comprehensive Plan Consistency Analysis

Special expectations under section 4.13.5 (6) Child Care the proposed land use rezoning with special exception are consistent with portions of the comprehensive plan the land is presently zoned commercial with the subsection H1 (highway). The subsection proposed change to general with special exception, childcare. The change would be consistent with the various divisions within the community.

Future Land Use Goals and Objectives

The future goal and land use is to establish a high quality daycare using the same facility used by the former church. The same layout will be used with the addition of parking and playground areas. The proposed change will be beneficial to the existing community in way of an exceptional daycare for the present community as well as the future business planned for the area. The existing facility will allow for the growth of community needs and will provide a safe facility for the children. The square footage of the facility will ensure room for growth with the changes coming to the area. The proposed site is adjacent to commercial sites as well as residential sites with a side road load and unload zone to insure safety regulations are met. The community has direct access roads to public utilities, safety and county collection services when needed.

Objective 1.1 The County shall continue to direct future population. Growth and associated urban development to urban development areas as established within this comprehensive plan.

Response: The proposed zoning modification is consistent with targeted urban development in the Comprehensive Plan. The plan identifies project site and surrounding area as an urban area by placing urban landscape and zoning designations on this property. The proposal is to change from commercial highway into commercial general with special exception, daycare.

Policy 1.1.2 The counties future land use plan map shall allocate amounts of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future population and to locate urban land uses. Urban Land use categories.

Response: The transition over time will call for the county to allow for land use and zoning changes to accommodate the changing development pattern, such as what is proposed on the project site.

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

Response: The project site is located within an area currently used as residential as well as commercial properties with a number of commercial properties planned for the near future. This proposed land use and zoning changes will accommodate a proposed use that the property owner wishes to commence immediately, and therefore is supported by this Comp Plan Policy.

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

Response: The proposed daycare is a proposed provision of services to the community and surrounding area and with the addition of the proposed change from H1 to General with the proposed special exception is there by covered in the Com Plan definition of Commercial listed above.

Columbia County Tax Collector

generated on 9/14/2016 4:10:14 PM EDT

Tax Record

Last Update: 9/14/2016 4:10:14 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 |
|---|----------------------------|----------|
| R08885-004 | REAL ESTATE | 2015 |
| Mailing Address | Property Address | |
| LAKE CITY EVANGEL CHAPEL 141 SW ARROWHEAD TERR LAKE CITY FL 32024 | 141 ARROWHEAD SW LAKE CITY | |
| | GEO Number | |
| | 304S17-08885-004 | |

Exempt Amount
See Below

Taxable Value
See Below

| Exemption Detail | Millage Code | Escrow Code |
|------------------|--------------|-------------|
| 02 260190 | 002 | |

Legal Description (click for full description)

30-4S-17 7100/7100 1.00 Acres COMM NW COR OF SEC, RUN S 991.50 FT, E 33 FT FOR POB, CONT E 150 FT, S 290.71 FT TO N R/W CR-242, W ALONG R/W 179.51 FT, N 240.71 FT TO POB. ORB 350-110

Ad Valorem Taxes

| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
|--|--------|----------------|------------------|---------------|--------------|
| BOARD OF COUNTY COMMISSIONERS | 8.0150 | 260,190 | 260,190 | \$0 | \$0.00 |
| COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY | 0.7480 | 260,190 | 260,190 | \$0 | \$0.00 |
| LOCAL | 4.8510 | 260,190 | 260,190 | \$0 | \$0.00 |
| CAPITAL OUTLAY | 1.5000 | 260,190 | 260,190 | \$0 | \$0.00 |
| SUWANNEE RIVER WATER MGT DIST | 0.4104 | 260,190 | 260,190 | \$0 | \$0.00 |
| LAKE SHORE HOSPITAL AUTHORITY | 0.9620 | 260,190 | 260,190 | \$0 | \$0.00 |

Total Millage 16.4864 **Total Taxes** \$0.00

Non-Ad Valorem Assessments

| Code | Levying Authority | Amount |
|------|-------------------|--------|
| FFIR | FIRE ASSESSMENTS | \$0.00 |

Total Assessments \$0.00

Taxes & Assessments \$0.00

If Paid By **Amount Due**
\$0.00

Prior Years Payment History

Goldie
CHURCH OF GOD WARRANTY DEED
(Local)

6.00
35
30

6.85

State of Florida } KNOW ALL MEN BY THESE PRESENTS,
Columbia County } That, for and in consideration of the sum of \$ 10.00 and
other good and valuable considerations

receipt being acknowledged in full,
and in hand paid to grantors by the grantees named in this conveyance, We, Wayne T. Hudson and his
Wife, Goldie Hudson the said

grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, W. A. Farnell, Jr. Ralph W.
Markham a/k/a Joe Markham, and
W. T. Hudson, as Trustees, and constituting the Local Board of Trustees of
the Church of God at Lake City, Evangel Chapln Columbia County, Florida

the following described lands lying, being and situated in Columbia County, Florida

described as follows, viz: Commence at the Northwest corner of Sec 30, Township 4 South, Range
17 East, and run S 0° 03' 18" E along the W line of Sec 30 a distance of
991.50 feet; said line being also the center line of a county road; thence N 89° 25' 22E
33.00 feet to a concrete monument on the east line of said county road and the point of
beginning; thence continue N 89° 25' 22" E 150.00 feet to a concrete monument; thence S 0° 03'
18" E 290.71 feet to a concrete monument on the North right of way line of SR #S-242; thence
run westerly along said right of way line a distance of 100.00 feet to a concrete monument
on the point of curve concave to the right and having a radius of 50.00 feet and a total cen-
tral angle of 91° 07'; thence North westerly along the arc of said curve 79.51 feet to an iron
pipe thence N 0° 03' 18" E along the East
right of way line of county road
240.71 feet to the point of beginning;

W. A. Farnell Jr. Ralph W. Markham and W. T. Hudson, as
Ralph W. Markham a/k/a Joe Markham, and W. T. Hudson, as
Trustees and constituting the Local Board of Trustees of the Church of God at Lake City, Evangel Chapel, in
Columbia County, Florida, and to their successors in trust, and assigns forever, and sub-
ject alone to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and
benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and
benefit of the local congregation of the said Church at Lake City, Evangel Chapel

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to bor-
row money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc., provided the
proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Overseer of the
Church of God, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present
and voting.

If the local congregation at the place above designated shall at any time cease to function or exist, then said Trustees shall hold title to
said real estate for the Church of God generally in the state where said real estate is located; and said Trustees shall convey the said real
estate upon demand to the State Board of Trustees of the Church of God in said state, which said State Board shall be authorized to either
use said real estate, or the proceeds derived from the sale of same (said State Board being authorized to sell and convey the said real estate
at any time after title is vested in it), for the use and benefit of the church in that state generally; or the founding of another Church
of God in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which
said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church
of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 49th General Assembly of the Church of God held at the
Kills Auditorium, Memphis, Tennessee, August 14-18, 1952.

And we do, for Our heirs, executors and administrators, covenant with the
said W. A. Farnell Jr., Ralph W. Markham a/k/a Joe Markham and W. T. Hudson, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Lake City, Evangel Chapel
in Columbia County, Florida, their successors in trust and assigns, that we

are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

and that we have a good right to sell and convey the same as aforesaid; that we will, and our

heirs, executors and administrators shall warrant and defend the same to the said W. A. Farnell Jr.,
Ralph W. Markham a/k/a Joe Markham, and W. T. Hudson, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Lake City, Evangel Chapel
in Columbia County, Florida, their successors in Trust, and assigns forever, against
the lawful claims of all persons.

In witness whereof We have hereunto set Our hand a and seal a, on this the 4th day
of August, 1975.

Witness to signatures: Wayne T. Hudson (SEAL)
Goldie Hudson (SEAL)
Helen Satum (SEAL)

350 110
OFFICIAL RECORDS (SEAL)

(Instructions:—This deed must be signed, acknowledged and registered in accordance with the laws of the State where
the property is located.)

954800
COLUMBIA
COUNTY



106600
COLUMBIA
COUNTY



FILE NO. 25-5220
RECORDED
BOOK 350 PAGE 110-111
1975 SEP - 4 PM 2:30
W. E. Board
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

WARRANTY DEED

To
Trustees of Church of God
Evangelical Chapel Church of God
REGISTERS OFFICE

State of Florida
County of Columbia
Received for record the _____ day of _____
A. D. nineteen hundred and _____ at _____
o'clock M. Noted in Notebook page _____
and recorded in Book of Deeds _____ Vol. _____
page _____
Witness my hand,
Fee paid _____
Register
State Tax _____
County Tax _____
Clerk's Fee _____
TOTAL _____

BOOK 350 PAGE 111
OFFICIAL RECORDS

State of Florida } I, Mary K. Greene
Columbia County } a Notary Public in and _____
for said county, in said state, hereby certify that Wayne T. Hudson whose

name _____ signed to the foregoing conveyance, and who being known to me, acknowledged before me on this
day, that being informed of the contents of the conveyance _____ executed the same voluntarily on the _____ day the
same bears date.

Given under my hand and seal, this the 4th day of August, 1975

Mary K. Greene
(State official Seal)

State of Florida } I, Mary K. Greene
Columbia County } a Notary Public in and _____

for said county, in said state, do hereby certify that on the 4th day of August, 1975, came
before me the within named Goldie Hudson, known to me (or made known to me) to
be the wife of the within named Wayne T. Hudson, who being examined separate and apart
from the husband, touching her signature to the within _____, acknowledged that she signed the same
of her own free will and accord, and without fear, constraints or threats on the part of the husband.

In witness whereof, I have hereunto set my hand this 4th day of August, 1975



STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
P. DeWITT CASON, CLERK OF COURTS
By *Struan Frazer*
Deputy Clerk
Date 9-28-16

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 Leonard Johnson
(Name of Person to Act as my Agent)

for Love and Learn Daycare
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Rezoning
(Type of 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/Owner.

Applicant/Owner's Name: John Hathaway

Applicant/Owner's Title: Pastor

On Behalf of: Evangel Church of God
(Company Name, if applicable)

Telephone: 386-755-1939 Date: 10/4/2016

Applicant/Owner's Signature: [Handwritten Signature]

Print Name: John R HATHAWAY

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 4th day of October, 2016 by John Hathaway whom is personally known by me OR produced identification .
Type of Identification Produced _____

Brenda Brenda
(Notary Signature)

(SEAL)



Evangel Church of God

Sisters Welcome Road at Cannon Creek Airpark



October 12, 2016

Columbia County Building and Zoning

Brandon Stubbs ;

The church government of the Church of God sets the pastor as the highest level of authority and he is responsible for the day to day operation of the local church. This authority is given him by the church when he accepts the position of pastor of the local church. Pastor John Hathaway has been the pastor of Evangel Church of God for the past twenty-one (21) years. I feel that he is, has and will always be responsible for the church day to day operations.

The board of Trustees of which I am a member have put our trust in Pastor Hathaway for the operation of our church.

Sincerely,

Bill Hunt, Trustee

"Jesus Christ is Lord"

370 SW Monitor Gln. † Lake City, Florida 32025-1451 † (386) 755-1939

Evangel Church of God
Business Meeting
February 9, 2006

Present: Brenda Brown, Glenda Bryan, Linda Bryan, Julia Byrd, Allan & Angie & Matthew Gunter, Pastor John Hathaway, Lanny & Dennie Jones, and Marilyn North.

Pastor called meeting to order at 7:00 p.m. with prayer. He read Isaiah 43:1-9.

The November 11, 2006 Business Minutes were read. Julia Byrd made the motion to approve the minutes as read, it was seconded by Brenda Brown. Motion passed the minutes were approved.

The financial reports for November , December 2005 and January 2006 were distributed. The motion was made by Lanny Jones and seconded by Angie Gunter to accept financial reports as written, motion passed.

New Business: Homecoming - J. D. Simmons, North Florida Evangelism Director, guest speaker was unavailable for the June 11 date. Pastor requested the date be changed to June 4th - voted on and vote split 4 to 4.

Board of Trustees - The three Trustees of record are Brother C. W. Fender and Brother J. L. Feagle and Sister Julia Byrd. Brother Fender and Brother Feagle have passed away. We need to fill the empty positions. Bill Hunt and Allen Gunter were nominated. The motion was made by Julia Byrd and seconded by Brenda Brown to fill the two open trustee positions by Bill Hunt and Allen Gunter. Motion passed.

Said Board of Trustees for Evangel Church of God are now Julia Byrd, Allen Gunter and Bill Hunt.

Old Business: Discussion regarding replacement of fellowship hall floor. Tabled until a future time.

The Church Calendar for February through April 2006 was distributed.

The motion was made to adjourn by Lanny Jones and seconded by Allen Gunter. We adjourned with prayer at 8:05 p.m.

respective state laws and take all necessary steps for compliance and legal safeguard.

S45. LOCAL BOARD OF TRUSTEES ^[1994]

I. SELECTION

Each local church or congregation that owns any property (either real or personal), shall appoint a Local Board of Trustees, to consist of not less than three members, said board to be selected by the local congregation in a business meeting.

II. DUTIES AND AUTHORITIES

1. Members of the Local Board of Trustees shall hold office until their successors are appointed. The Local Board of Trustees shall hold title to, manage and control, pursuant to the direction of the local congregation, not inconsistent with the International General Assembly *Minutes*, all real estate and personal property owned by the local congregation by which they are selected, provided that all such property shall be used, managed, and controlled for the sole and exclusive use and benefit of the Church of God (Cleveland, Tennessee, U.S.A.).

2. The said Local Board of Trustees shall have full right, power, and authority to buy property for the use or benefit of the local congregation; to sell, hypothecate, exchange, transfer, and convey any of the local property held by it, or to borrow money and pledge the said property for the repayment of the same; and to execute all necessary deeds, conveyances, and so forth, provided that each of the following conditions is met: (1) the proposition shall first be presented to a regular or called conference of the local church; (2) presided over by the state overseer, or one whom he may appoint; (3) approved by a two-thirds majority vote; and (4) provided further that the board have a certification, in writing, from the state overseer, or one whom he may appoint, that the proposition is not adverse to the interest of the Church of God (Cleveland, Tennessee, U.S.A.).

3. If any local church shall cease to function or exist, or remain in good standing with the Church of God (Cleveland, Tennessee, U.S.A.), then the Local Board of Trustees shall hold the local property, both real and personal, in trust for the Church of God (Cleveland, Tennessee, U.S.A.) generally in the state or territory where located, and said local board shall convey the local property as directed by the state/territorial overseer to the state/territorial Board of

Trustees, to be used and disposed of by it for the use and benefit of the church in that state/territory generally; or said state/territorial board may use the said property, or the proceeds derived from the sale of the same, for the founding of another church in the state/territory, or the promotion of one already existing.

III. REMOVAL/REPLACEMENT

1. If the Local Board of Trustees has ceased to exist or perform its duties, then the state overseer shall have the authority to declare all offices thereon vacant and to appoint a special board of declare trustees, which may be the State Board of Trustees for that state, who shall thereupon automatically hold title to all property.

2. Furthermore, in the event of dissension within a local church of the Church of God, the state overseer of the Church of God for the state in which the local church is located shall have authority to declare the offices of the Local Board of Trustees vacant and to appoint a special Board of Trustees, which may be the State Board of Trustees, as successors to the Local Board of Trustees, and to a special board so appointed shall automatically then hold title to the local property both real and personal.

3. If a sufficient number of qualified members are not available in any local church to constitute the Board of Trustees, another or others may be selected from another church.

4. Any person appointed to said Local Board of Trustees shall be a member in good standing of the Church of God. If at any time, any member of the said local board shall cease to be a member in good standing, or if by any reason, whether of death, removal, incapacity, or unwillingness to perform any duty of his office, or further, at the discretion of the state overseer, his place on the board may be declared vacant by the state overseer. The same authority that declares said office vacant is authorized to appoint another person to serve until the time for regular appointments, and the one so appointed shall have the same authority, responsibilities and duties as held by the one removed.

S46. INCORPORATION OF LOCAL CHURCHES ^[1994]

The Church of God is incorporated in the state of Tennessee as a 501 (C) (3) not-for-profit organization. There are certain occasions that require a local church to incorporate. There are certain occasions incorporated local church does not lose its ecclesiastical relationship to the Church of God (Cleveland, Tennessee, U.S.A.) and the

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
the matter of Notice of Public Hearing

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.

Witness my hand and subscribed before me this 4 day of November, 2016



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133408
EXPIRES: August 20, 2018
Bonded Thru Cudgel Notary Services

[Signature]
Notary Public

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at a public hearings on November 15, 2016 at 6:15 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. CPA 0222, an application by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY, INTERCHANGE to COMMERCIAL for the property described, as follows:
Commence at the Northwest corner of Section 30, Township 4 South, Range 17 East, and run S 0° 03 18 E along the W line of Section 30, a distance of 991.50 feet; said line being also the center line of a county road; thence N 89° 25 22 E 150.00 feet to a concrete monument; thence S 0° 03 18 E 290.71 feet to a concrete monument on the North right of way line of County Road 242; thence run westerly along said right of way line a distance of 100.00 feet to a concrete monument on the point of curve concave to the right and having a radius of 50.00 feet and a total central angle of 91°07'; thence North westerly along the arc of said curve 79.51 feet to an iron pipe, thence N 0° 03 18 W along the east right of way line of county road 240.71 feet to the point of beginning.
Containing 1.00 acres, more or less.
Tax Parcel Number 30-4s-17-08885-004
The public hearing may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.
At the aforementioned public

MOST ADS LESS THAN \$50 PER DAY

ADVANTAGE

\$17.50 4 LINES • 3 DAYS Includes 2 Signs Each additional line \$1.00

| | | |
|-----------|----------------|---------------|
| Wednesday | Tues, 10 a.m. | Tues, 9 a.m. |
| Friday | Thurs, 10 a.m. | Thurs, 9 a.m. |

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
 Case No. 14000215CAAXMX
 Cit/Financial Servicing LLC Plaintiff,
 vs.
 Charles A. Matthews Jr., et al., Defendants.
NOTICE OF ACTION - CONSTRUCTIVE SERVICE
 TO: Patrick Lee McCarthy
 Last Known Address: 453 SW Hammock Hill Circle Lake City, FL 32024
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Columbia County, Florida:
 LOT 6, PINE OAK HAMMOCK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 28-29 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 1990 FLOUJA MOBILE HOME, VEHICLE IDENTIFICATION NUMBER FH361117990A AND FH361117990B,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Griffin, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 1501 N.W. 49th Street, Suite 200, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before November 22, 2016, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
DATED on October 20, 2016.
 P. Dewitt Cason
 As Clerk of the Court
 By /s/ S. Weeks
 As Deputy Clerk

293115
 October 28, 2016
 November 4, 2016

NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, during regular business hours, on November 17, 2016 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances reads, as follows:
ORDINANCE NO. 2016-27
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, RELATING TO AN AMENDMENT OF TEN OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO AN APPLICATION, CPA 0221, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL LOW DENSITY TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA, PROVIDING SEVERAL REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.
 The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION OR AN INTERPRETER TO PARTICIPATE IN THE PROCEEDING SHOULD CONTACT LISA K. B. ROBERTS, AT LEAST SEVEN (7) DAYS PRIOR TO THE DATE OF THE HEARING. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

296034
 November 4, 2016

NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, AS THE LAND DEVELOPMENT REGULATIONS, AS AMENDED, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at a public hearing on November 15, 2016 at 8:15 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

THE MATTER TO BE HEARD is an application by Leonard E. Johnson, agent for Lake City Evangelical Chapel, owner, to amend the Comprehensive Land Use Plan Map of the Comprehensive Plan by amending the future land use classification for the following: **INTERCHANGE TO COMMERCIAL** for the property described as follows:
 Commence at the Northwest corner of Section 30, Township 4 South, Range 17 East, and Section 5, 03 18 E along the line of Section 30, a distance of 991.50 feet; said line being also the center line of county road thence N 89° 25' 22" E 150.00 feet to a concrete monument on the point of curve concave to the right and having a radius of 50.00 feet and a total central angle of 01° 07' 00"; thence westerly along the arc of said curve 79.51 feet to an iron pipe, thence N 0° 03' 18" W along the east right of way line of county road 240.71 feet to the point of beginning.
 Containing 1.00 acre, more or less.
 Tax Parcel Number 30-4s-17-0885-004
 The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment. Copies of the amendment are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that, if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and, 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.

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.

296038
 November 4, 2016

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
 CASE NO: 2016CA000237
 DIVISION: CIRCUIT CIVIL
FIRST FEDERAL BANK OF FLORIDA, Plaintiff,
 vs.
DAVID M. SMITH A/K/A DAVID SMITH; VIRGINIA H. SMITH A/K/A VIRGINIA SMITH; FIRST FEDERAL BANK OF FLORIDA F/K/A FIRST FEDERAL SAVINGS BANK OF FLORIDA, Defendants.
CLERK'S NOTICE OF SALE.
 NOTICE IS GIVEN that, in accordance with the Plaintiff's Final Judgment of Foreclosure entered on October 21, 2016 in the above-styled cause, I will sell to the highest and best bidder for cash on November 23, 2016 at 11:00 a.m. (EST), at the Third Floor of the Columbia County Courthouse, 173 N.E. Hernando Avenue, Lake City, FL 32024.
LOT 3, CYPRESS LAKE, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 32 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
 Property Address: 359 SW RIDGEVIEW PL., LAKE CITY, FL 32024
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Carina Cooper, Court Administrator at 386-758-2163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: October 24, 2016.
 P. DEWITT CASON, CLERK
 COLUMBIA COUNTY CIRCUIT COURT
 By: /s/ J. Harris
 Deputy Clerk

294264
 October 28, 2016
 November 4, 2016

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA
 CASE NO. 1304CAAXMX
U.S. BANK NATIONAL ASSOCIATION, Plaintiff,
 and DENNILLE ROBERTS FOLSOM FKA COURTNEY DENNILLE ROBERTS, UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN TENANT 3; UNKNOWN TENANT 4 the names being fictitious to account for parties in possession, Defendants.)
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PUBLIC NOTICE:

*Posted
11-4-14
AS*

NOTICE OF PUBLIC HEARING

BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendment, as described below, will be heard by the **Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency** of Columbia County, Florida, at a public hearings on **November 15, 2016 at 6:15 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

CPA 0222, an application by Leonard E. Johnson, agent for Lake City Evangel Chapel, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification from HIGHWAY, INTERCHANGE to COMMERCIAL for the property described, as follows:

Commence at the Northwest corner of Section 30, Township 4 South, Range 17 East, and run S 0° 03' 18" E along the W line of Section 30, a distance of 991.50 feet; said line being also the center line of a county road; thence N 89° 25' 22" E 150.00 feet to a concrete monument; thence S 0° 03' 18" E 290.71 feet to a concrete monument on the North right of way line of County Road 242; thence run westerly along said right of way line a distance of 100.00 feet to a concrete monument on the point of curve concave to the right and having a radius of 50.00 feet and a total central angle of 91°07'; thence North westerly along the arc of said curve 79.51 feet to an iron pipe, thence N 0° 03' 18" W along the east right of way line of county road 240.71 feet to the point of beginning.

Containing 1.00 acres, more or less.

Tax Parcel Number 30-4s-17-08885-004

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

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

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

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

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

PUBLIC NOTICE

NOTICE TO THE PUBLIC

REGARDING THE

REVISION OF THE

LOCAL GOVERNMENT

CHARTER

AND

THE

ADOPTION OF

AMENDMENTS TO

THE

LOCAL GOVERNMENT

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141



**MINUTES
PLANNING & ZONING BOARD
October 27, 2016**

School Board Auditorium, Lake City, Florida at 6:15 pm

A. ROLL CALL

MEMBERS PRESENT: Teena Ruffo, Earl Peeler, and Roger Busscher

MEMBERS ABSENT: Robert Jordan (Chair)

STAFF: Brandon 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

CPA 0221 – BCC & Partners of Hope – Future Land Use Map Amendment

Brandon M. Stubbs, County Planner, present the item.

BOARD DISCUSSION

None

MOTION

Roger Busscher – Motion to approve CPA 0221.

SECOND

Earl Peeler

MOTION PASSED UNANIMOUSLY

Z 0568 – BCC & Partners of Hope – Site Specific Amendment to the Official Zoning Atlas

Brandon M. Stubbs, County Planner, present the item.

BOARD DISCUSSION

None

MOTION

Earl Peeler – Motion to approve Z 0568.

SECOND

Roger Busscher

MOTION PASSED UNANIMOUSLY

SDP 16 09 – Casa Isabel – Site & Development Plan

Clay Sweger, Agent, present the item.

BOARD DISCUSSION

None

MOTION

Earl Peeler – Motion to approve SDP 16 09.

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 – Motion to approve the September 22, 2016 Minutes

SECOND
Roger Busscher

MOTION PASSED UNANIMOUSLY

I. Staff Matters
Approval of amending the November and December Planning & Zoning Board meeting to Tuesday, November 15, 2016 @ 6:00pm and Tuesday, December 20, 2016 @ 6:00pm.

MOTION

Roger Busscher – Moved to approve the amended Planning & Zoning Board dates for November and December.

SECOND
Earl Peeler

MOTION PASSED UNANIMOUSLY

J. BOARD DISCUSSION
None

ADJOURNED THE PLANNING AND ZONING BOARD

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

Attest:

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman