



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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

March 24, 2022

SUBJECT: SE 0635 – A request for a Special Exception pursuant to Section 4.5.7(16) of the Land Development Regulations (“LDRs”) to allow for a Child Care Center use in an Agriculture-3 (“A-3”) Zone District on a ±5-acre subject property.

APPLICANT/AGENT: Brian Pitman, P.E.

PROPERTY OWNER(S): The Cross Church of Columbia County, Inc.

LOCATION: North of Cypresswood Glen and SW Cedarwood Glen, Single Family Residences and Vacant Agriculture Lands; South SW Tabernacle Glen, Victory Assembly of God of Lake City Church, and Vacant Agriculture Lands; East of S U.S. Highway 441, North Florida Live Stock Market, and Vacant Agriculture Lands; West of I-75 and Vacant Agriculture Lands; Columbia County, Florida.

PARCEL ID NUMBER(S): 27-5s-17-09419-102

ACREAGE: ±5 acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

PROJECT PLANNER: Jennifer Dubose

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 Child Care Center to be used on an approximate 5-acre subject property. The subject property is currently used as a church. The applicant proposes a Daycare Center to operate during on a limited schedule not to interfere with Church Activities.

Official Zoning Atlas

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

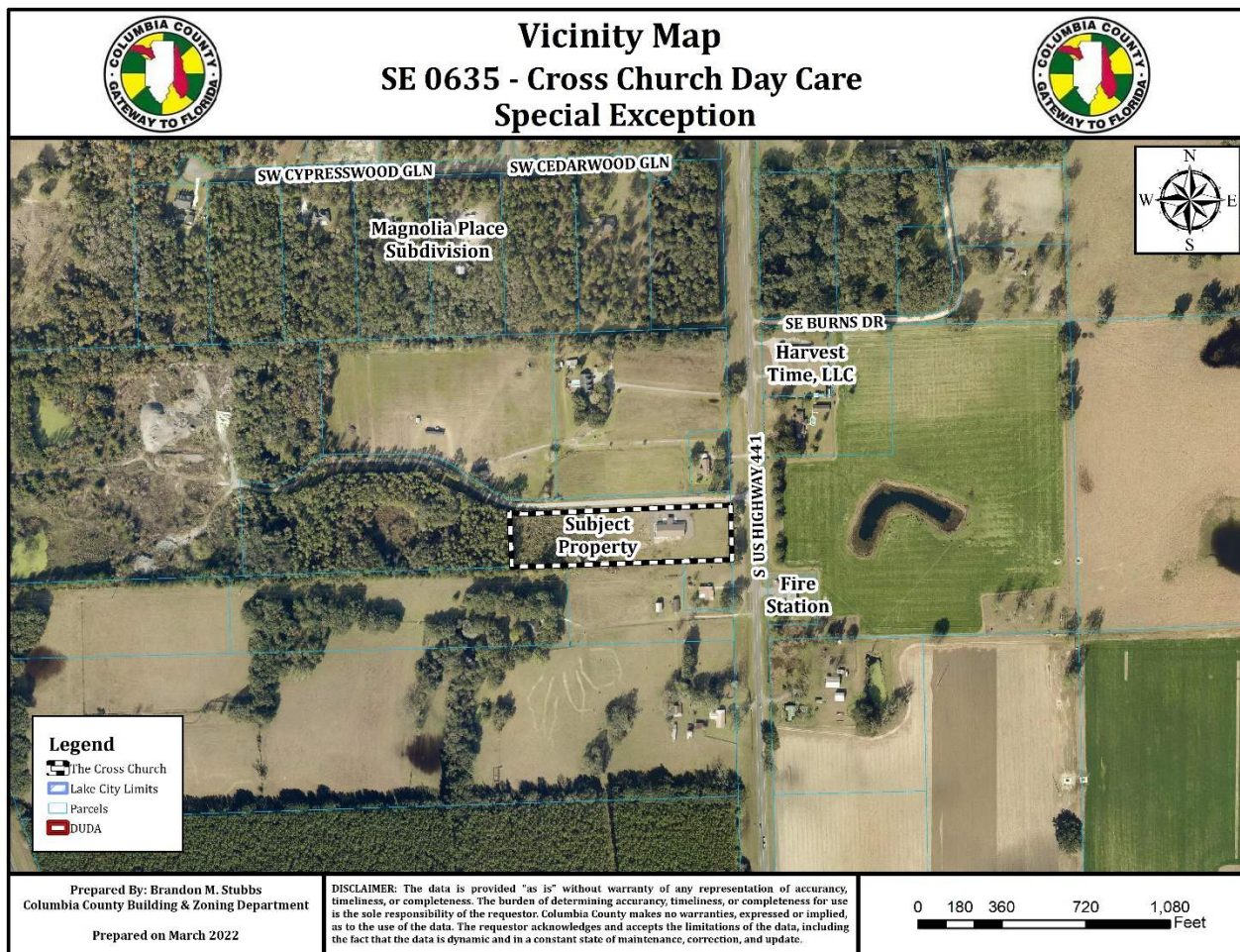
SURROUNDING USES

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	SW Cypresswood Glen/SW Cedarwood Glen/Single Family Residence/Magnolia Subdivision	Agriculture	Agriculture-3 ("A-3")
South	SW Tabernacle Glen /Victory Assembly of God of Lake City	Agriculture	Agriculture-3 ("A-3")
East	S US S Highway 441/ North Florida Live Stock Market /	Agriculture	Agriculture-3 ("A-3")
West	S I-75/Vacant/ Agricultural Lands	Agriculture	Agriculture-3 ("A-3")

Map 1. 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
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

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

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 only (1) soil types found on the subject property:

- 1) Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches. Ocilla fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: The is only one (1) soil type found on the subject property, Ocilla fine sand soils. At this time, there are no issues related to soil suitability.

Flood Potential

Panel 0513C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Given the subject property is not located in a flood zone, there is no concern of flood on the subject property.

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.

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 GeoSpacial Inc., dated September 29, 2009, the subject property is located in a more vulnerable area.

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

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 Child Care Center. 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 site plan indicates 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 site plan indicates utilities on-site to service the proposed use 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 Child Care Center. Child Care Centers are often located and compatible with agricultural. 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 Child Care Center. It is not anticipated the proposed use will not 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: Whether the proposed use would be advantageous to the community or neighborhood is dependent upon the neighborhood/community itself. It's staff's opinion that the proposed use is neither advantageous or un-advantageous.

- 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: The proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ²	Segment Description	Lanes	Functional Classification	Area Type	LOS
9(39)	U.S. 441 (from C.R. 242 to S.R. 238)	2U	Principal Arterial	Highway Rural	D
¹ Source: Columbia County Comprehensive Plan, Capital Improvements Element. ² FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

Table 4. Trip Generation¹

Land Use	AADT	PM Peak Hour
Day Care Center ² (ITE Code 565)	468	468
Total	468	468
¹ Source: ITE Trip Generation, 10th Edition. ² Formulas: AADT – ITE, 10 th Edition: ADT – 47.62 trips per 1,000 sq ft x 9,819 = 468 ADT ; PM Peak Hour – 11.82 trips per 1,000 sq ft x 9,819 = 116 ADT		

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	U.S. 441 Segment 9 ¹
Maximum Service Volume ²	14,200
Existing Traffic ³	5,663
Reserved Trips ⁴	0
Available Capacity ⁴	8,537
Projected Daily Trips ⁵	468
Residual Capacity⁶	8,069
PM Peak Hour Traffic Analysis	U.S. 441 Segment 9 ¹
Maximum Service Volume ²	1,350
Existing Traffic ³	3538
Reserved Trips ⁴	0
Available Capacity ⁴	812
Projected PM Peak Hour Trips ⁵	116
Residual Capacity⁶	696
¹ <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i> ² <i>Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.</i> ³ <i>Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.</i> ⁴ <i>Source: Columbia County March 2021 Concurrency Monitoring Report.</i> ⁵ <i>Trip Distributions</i> ⁶ <i>The application is for a Final Development Order. Facility capacity and concurrency will be reserved.</i>	

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

Potable Water Impacts

The site is not located within a community potable water system service area. Consequently, the use to be located on the site will be served by individual water well. The individual water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed special exception will result in the existing Church being utilized as a Child Care facility during hours that the church operational.

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

Sanitary Sewer Impacts

The site is not located within a community centralized sanitary sewer system service area. Consequently, the use to be located on the site will be served by individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed special exception will result in the existing Church being utilized as a Child Care facility during hours that the church operational.

Current septic system was oversized originally and has the capacity to serve the proposed improvements, up to 178 people. No impact is expected to the County/City utilities since it a private septic being utilized.

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

Solid Waste Impacts

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

The proposed special exception will result in the existing Church being utilized as a Child Care facility during hours that the church operational.

The addition of (1) one 50-gallon trash receptacle will be obtained in order to meet the new demand of the solid waste requirements.

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

Recreation Facilities

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

Public School Facilities

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

RESOLUTION NO. BA SE 0635

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 CHILD CARE CENTER USE 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 Concurrence 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 by Brian Pitman, P.E., Pitman Engineering, agent for The Cross Church of Columbia County, Inc., owner, to request a special exception be granted as provided for in Section 4.5.7(16) of the Land Development Regulations to allow for a Child Care Center use within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated February 1, 2022 and submitted as part of a petition dated February 1, 2022, as amended, to be located on property described, as follows:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 27, Township 5 South, Range 17 East, Columbia County, Florida and Run S.00°40'29"W., 995.25 Feet, thence 5.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944.30 Feet; Thence N.01°01'21"E., 235.00 Feet; Thence N.89°56'29"W., 865.72 Feet to a Point of Curve Concave to the North, Having a Radius of 339.82 Feet and an Included Angle of 14°00'35'; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence S.00°07'03"W., to the Point of Beginning.

Containing 5.00 acres, more or less.

Tax Parcel Number 27-5s-17-09419-102

Section 2. The Board of Adjustment, hereby approves the above referenced special exception subject to the conditions and safeguards hereinafter attached in Exhibit "A", if any. Noncompliance with any condition of approval herein established in Exhibit "A", if any, shall be deemed a violation of the terms and conditions of this Special Exception. If any such violation should occur, said violation shall result in the immediate termination of said Special Exception and shall have no force and effect. Further, if compliance with any of the conditions of this special exception causes a substantial deviation in the approved site plan, the applicant shall be required to submit a new Special Exception application and receive Board of Adjustment approval in accordance with the Land Development Regulations.

Section 3. 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 4. The use of land approved by this special exception shall be in place, development shall have commenced, 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 5. 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 6. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 7. 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 24th day of March 2022.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Brandon M. Stubbs, Secretary to the
Board of Adjustment



Teena M. Ruffo, Chair



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0635

Application Fee \$1,050.00

Receipt No. 757138

Filing Date 2-1-22

Completeness Date

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: The Cross Church Daycare
2. Address of Subject Property: 12518 S US Highway 441, Lake City, FL 32025
3. Parcel ID Number(s): 27-5S-17-09419-102
4. Future Land Use Map Designation: Agriculture 3
5. Zoning Designation: A-3
6. Acreage: 5.0
7. Existing Use of Property: Church/Religious Services
8. Proposed use of Property: Daycare Center /Church/Religious Services
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.5.7.16 Agriculture, Special Exceptions Child Care Centers. The existing church proposes to use the facility as a Daycare Center during non-church hours.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brian Pitman, PE Title: Owner
Company name (if applicable): Pitman Engineering
Mailing Address: 206 S Marion Ave.
City: Lake City State: Florida Zip: 32025
Telephone: (386) 965-5919 Fax: () Email: bpitman@pitmanengineering.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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Kenneth Edenfield
Mailing Address: 12518 S US Highway 441
City: Lake City State: Florida Zip: 32025
Telephone: (386) 292-9978 Fax: () Email: kennethedenfield@bellsouth.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.

***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? NO
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
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

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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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 properly 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.

Brian Pitman, PE

Applicant/Agent Name (Type or Print)

Brian J Pitman

Digitally signed by Brian J Pitman
DN: CN=Brian J Pitman,
o=Qualifier-A01410C0000017D95C525DA00003AF9,
ou=Florida, C=US
Reason: I have reviewed this document
Date: 2022.01.18 08:53:02-0500'

Applicant/Agent Signature

01/14/22

Date



PITMAN ENGINEERING

December 13th, 2021

Brandon Stubbs
Columbia County LDR Admin.
Lake City, FL 32025

ANALYSIS OF SECTION 12.2.1.(3)(h) of LDRs

1.
 - 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 proposed use of a Daycare Center to be utilized during non-church hours is in conformance with the county's comprehensive plan and would not have an adverse effect on the comprehensive plan. The proposed project modifies the use of an existing Church to allow for a Daycare Center to operate during a limited schedule as to not interfere with Church Activities.
 - b. Whether the proposed use is compatible with the established land use pattern.
The proposed use is compatible with the established land use pattern through a Special Exception.
 - 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.
The proposed use would not materially alter the population density pattern. An existing Church would provide additional Daycare Activities to an existing population in need of the services. The load on public facilities such as schools, utilities, and streets will not be impacted in a negative way.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
Changes and changing conditions to include: increase in demand for local activities and resources; increase in dynamics of populations (according to Kiplinger on-line, in the *Economic Forecast, 10 States With the Fastest Rates of Job Growth, 2020* by David Payne, Florida had been identified as the State with the 3rd Fastest Rate of Job Growth in 2019 and 2020). The proposed use will be advantageous to the community and the neighborhood as they continue to develop.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
The proposed use will not adversely influence living conditions in the neighborhood. The existing Church will continue to operate. A Daycare Center during non-church hours increases the benefits to the community.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
The building is not being expanded, so no drainage problem will be created.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
The proposed use will not seriously reduce light and air to adjacent areas.



- i. Whether the proposed use will adversely affect property values in the adjacent area.
The proposed use for the existing Church facility will increase the value of land having a positive impact on 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.
The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations. The property is surrounded by A-3 zoned property and has been designed within the land development regulations to increase services and property value in the adjacent area.
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community.
The proposed use will increase existing service opportunities to an established Church community and is in scale with the needs of the neighborhood and community.

Best Regards,

Brian Pitman

Brian Pitman, P.E.



Owner



PITMAN ENGINEERING

📍 206 S Marion Ave • Lake City, FL 32025

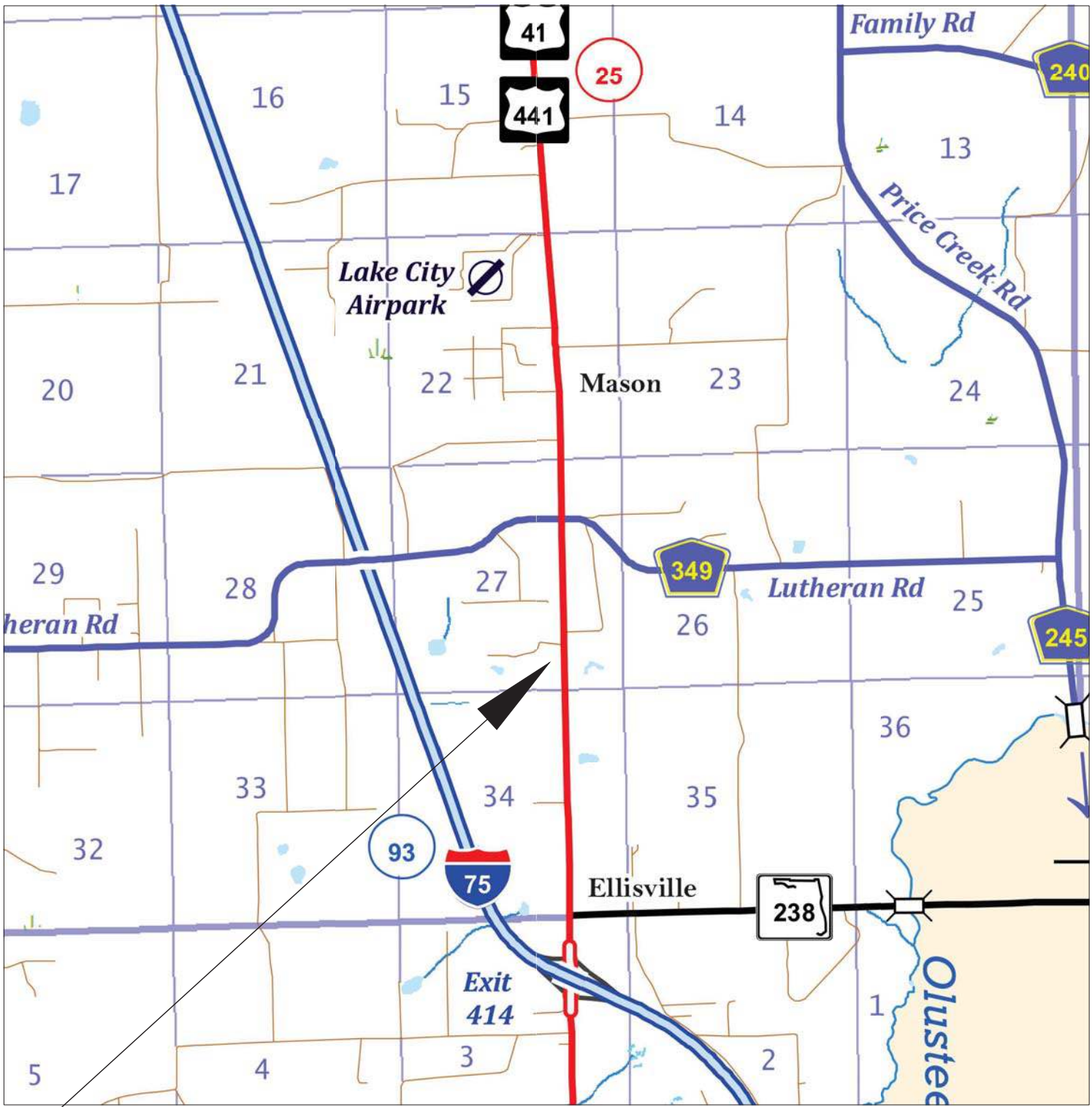
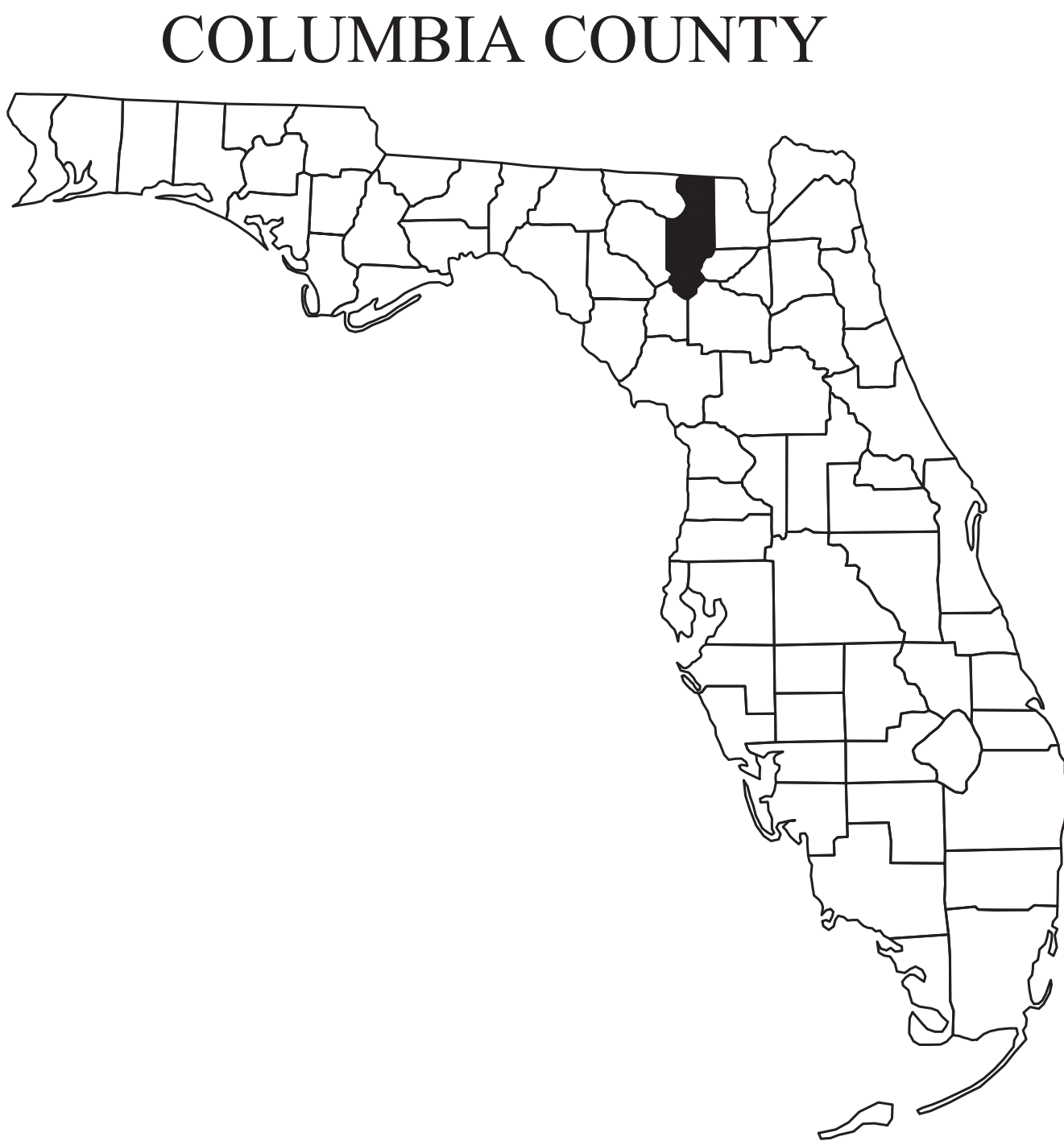
☎ 386-965-5919

✉ bpitman@pitmanengineering.com

🌐 pitmanengineering.com



CROSS CHURCH DAYCARE
12518 S US HWY 441
LAKE CITY, FL 32025



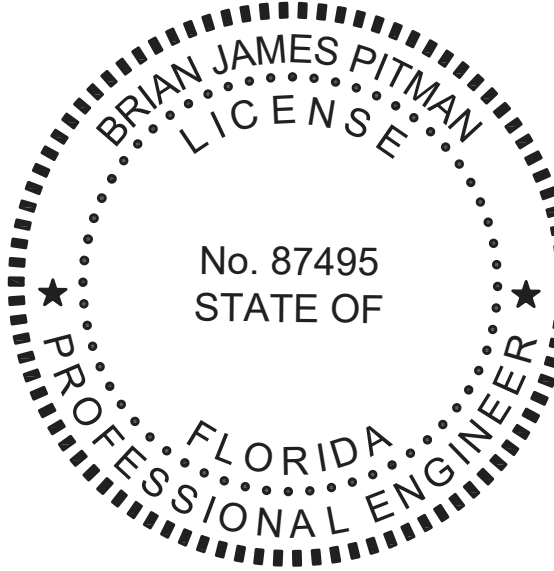
PROJECT LOCATION

REVISIONS

#	REVISION DESCRIPTION	DATE

PLANS PREPARED FOR:
KENNETH EDENFIELD
(386) 292-9978

PERMIT SET
NOT FOR CONSTRUCTION



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Brian J Pitman

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION: 29011
BRIAN JAMES PITMAN, P.E. NO. 87495

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET INDEX
CIVIL SHEETS

KEY SHEET	C-1
NOTES	C-2
SITE PLAN	C-3

ATTACHMENTS BY OTHERS:
SURVEY

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
405 E DUVAL ST
LAKE CITY, FL 32055
(386) 965-5919
BPITMAN@PITMANENGINEERING.COM
DBPR REGISTRY #: 38013

PROJECT NAME AND SITE ADDRESS
CROSS CHURCH DAYCARE
12518 S US HWY 441
LAKE CITY, FL 32025

SHEET NAME
KEY SHEET
DATE
1/22
PROJECT NUMBER
2021-06CBC-A1
SHEET #
C-1

GENERAL

1. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION), AND COLUMBIA COUNTY LAND DEVELOPMENT STANDARDS/CODES UNLESS OTHERWISE NOTED.
2. CONTRACTOR MUST GET PRIOR APPROVAL, FROM ENGINEER AND/OR OWNER, BEFORE STARTING WORK THAT WILL BE PAID FOR VIA CHANGE ORDER OR PRIOR TO USE OF ALTERNATIVE MATERIALS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 10/2 SELF-CERTIFICATION, EXISTING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRINKING WATER FACILITY PERMIT, AND EXISTING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM PERMIT.
4. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.

PRIOR TO START OF CONSTRUCTION

1. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.
2. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE PROJECT SITE TO ENSURE THAT ALL PROPOSED WORK WILL FIT AS PLANS INTENT. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY. THE CONTRACTOR, ENGINEER, AND OWNER SHALL WORK TO RESOLVE THE ISSUE AS QUICKLY AND ECONOMICALLY AS POSSIBLE.
5. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.

SURVEY/EXISTING CONDITIONS NOTES

1. BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, FLORIDA CERTIFICATE NO. 4093.
2. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
3. THE SITE IS LOCATED IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DURING CONSTRUCTION

1. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
3. THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE OWNER. ENGINEER SHALL APPROVE WASTE LOCATION TO ENSURE LOCATION DOES NOT CHANGE OR IMPEDE STORMWATER CONVEYANCE AS INTENDED BY THE GRADING PLAN.

STORMWATER CONSTRUCTION

1. THE STORMWATER BASIN IS DESIGNED IN ACCORDANCE WITH 62-330 F.A.C. AND SRWMD APPLICANT HANDBOOK VOLUMES I & II.
2. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.

3. IF DURING CONSTRUCTION OR OPERATION OF THE STORM WATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE. A REPORT PREPARED BY A REGISTERED PROFESSIONAL MUST BE PROVIDED AS SOON AS PRACTICAL TO THE DEPARTMENT FOR REVIEW AND APPROVAL THAT PROVIDES REASONABLE ASSURANCE THAT THE BREACH WILL BE PERMANENTLY CORRECTED.

EROSION CONTROL PLAN & NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP's FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

POST-CONSTRUCTION

1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY MEETING THE REQUIREMENTS OF CHAPTER 61G17 F.A.C. FOR THE STORMWATER MANAGEMENT SYSTEMS. INCLUDE HORIZONTAL AND VERTICAL DIMENSIONAL DATA SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. A COPY OF THE AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.

SHEET NAME
NOTES

DATE 1/22

PITMAN ENGINEERING PROJECT #
2021-06CBC-A1

C-2

PROJECT NAME AND SITE ADDRESS

CROSS CHURCH DAYCARE

12518 S US HWY 441
LAKE CITY, FL 32025

FIRM NAME AND CONTACT INFORMATION:

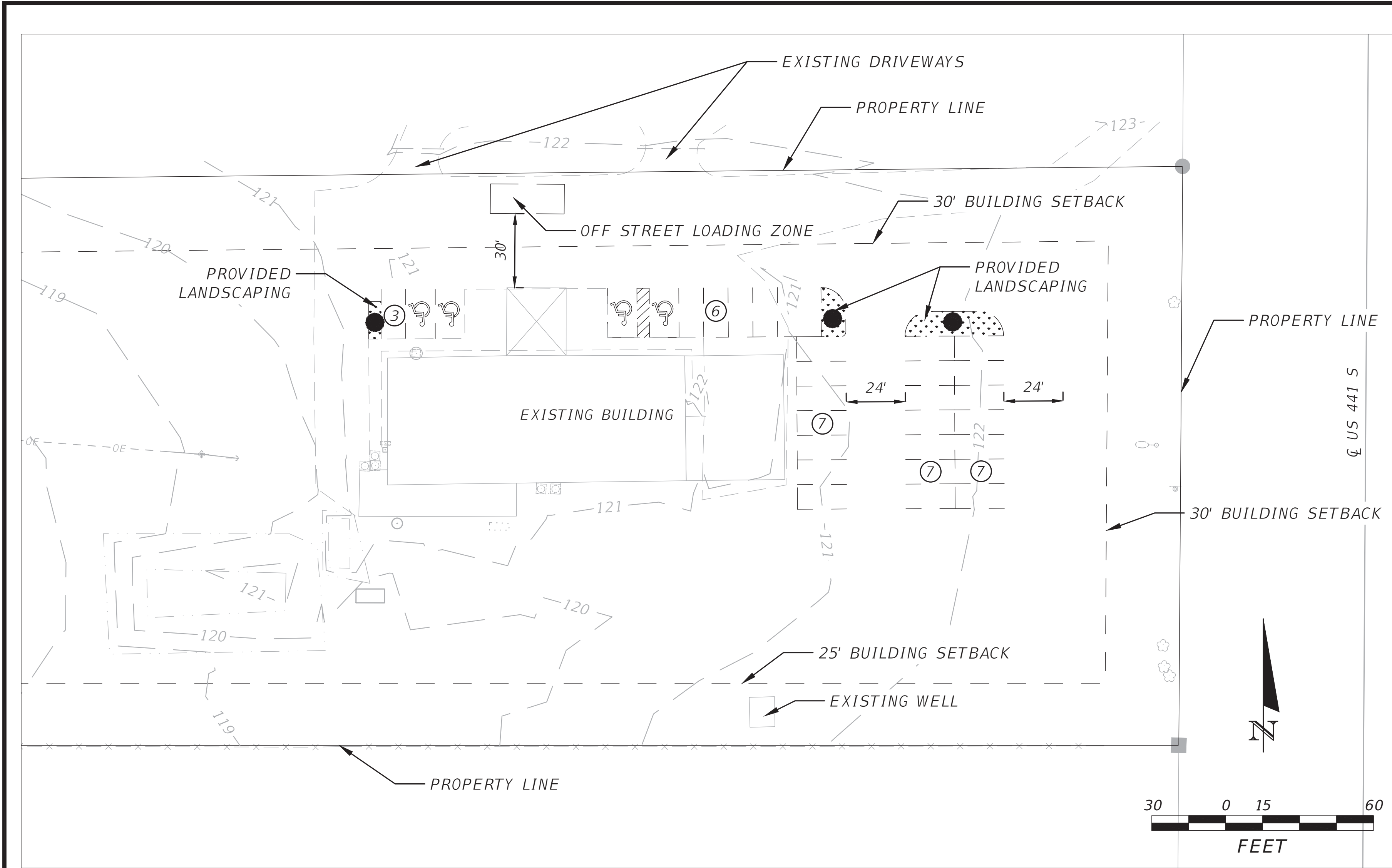
PITMAN ENGINEERING

LAKE CITY, FL 32055
(386) 965-5919
PITMANENGINEERING.COM
DBPR REGISTRY #: 35013

ENGINEER OF RECORD:

BRIAN JAMES PITMAN, P.E.
DE I LICENSE NUMBER: 97405

BPITMAN@PITMANENGINEERING.COM
(386) 965-5919



NOTES:

1. ALL PROVIDED LANDSCAPING AND TREE PLANTING SHALL MEET COLUMBIA COUNTY LDR 4.2.17.10.
2. EXISTING WELL AND SEPTIC ABLE TO PROVIDE DEMAND REQUIRED FOR PROPOSED DAYCARE OPERATIONS.
3. NO WETLANDS WITHIN THE PROPERTY LIMITS.

SITE DATA TABLE			
CROSS CHURCH DAYCARE			
PARCEL NUMBER	27-55-17-09419-102		
ZONING	A-3		
FUTURE LAND USE	AGRICULTURE 3		
COUNCIL DISTRICT	COLUMBIA COUNTY		
PHYSICAL ADDRESS/LOCATION	12518 S US HWY 441 LAKE CITY, FL 32025		
		SQUARE FEET (SF)	ACRES
PROJECT BOUNDARY		217,233	4.99
EXISTING IMPERVIOUS AREA	EXISTING GRAVEL	13,551	0.31
	EXISTING CONCRETE PAVEMENT	1,425	0.03
	EXISTING BUILDING	9,819	0.23
	EXISTING STORMWATER MANAGEMENT FACILITY	65,776	1.51
TOTAL EXISTING IMPERVIOUS AREA		90,571	2.08
PROPOSED IMPERVIOUS AREA	EXISTING GRAVEL TO REMAIN	13,551	0.31
	EXISTING CONCRETE TO REMAIN	1,425	0.03
	EXISTING BUILDING TO REMAIN	9,819	0.23
	EXISTING STORMWATER MANAGEMENT FACILITY TO REMAIN	65,776	1.51
	PROPOSED ASPHALT PAVEMENT	0	0.00
	PROPOSED CONCRETE PAVEMENT	0	0.00
	PROPOSED BUILDING	0	0.00
	PROPOSED STORMWATER MANAGEMENT FACILITY	0	0.00
TOTAL PROPOSED IMPERVIOUS AREA		90,571	2.08
PERVIOUS AREA	PROVIDED LANDSCAPE AREA	608	0.01
	REMAINING GREEN SPACE	126,054	2.89
TOTAL PERVIOUS AREA		126,662	2.91
NOTES:			
REQUIRED PARKING	1 PER 300 SF OF DAYCARE AREA (8,223/300 = 28); TOTAL = 28 SPACES (INCLUDING 2 ADA SPACES)		
PROVIDED PARKING	26 SPACES + 4 ADA SPACES = 30 TOTAL SPACES		

ENGINEER OF RECORD:
BRIAN JAMES PITMAN, P.E.
PE LICENSE NUMBER: 87495
BPITMAN@PITMANENGINEERING.COM
(386) 965-5919

FIRM NAME AND CONTACT INFORMATION:
PITMAN ENGINEERING
405 E DUVAL ST
LAKE CITY, FL 32055
(386) 965-5919
BPITMAN@PITMANENGINEERING.COM
DBPR REGISTRY #: 3013

PROJECT NAME AND SITE ADDRESS
CROSS CHURCH DAYCARE
12518 S US HWY 441
LAKE CITY, FL 32025

SHEET NAME
SITE PLAN
DATE
1/22
PROJECT NUMBER
2021-06CBC-A1
SHEET #
C-3

June 2nd, 2021

THE CROSS CHURCH DAYCARE – COUNTY APPLICATION ITEMS 4, 5, 6, & 7

ITEM 4 – STORM WATER MANAGEMENT PLAN

The existing Church facility Stormwater Management Plan (ERP023-228075-2) will be utilized for the Daycare Center operations which will require no changes to the existing Storm Water Management Plan.

ITEM 5 – FIRE DEPARTMENT ACCESS & WATER SUPPLY PLAN

No municipal water utilities are currently available at this location. Per email discussion on April 20-21st, 2021, Chapter 18 of the Florida Fire Prevention Code mentions that an approved water supply, given no adequate or reliable water distribution system, can be a fire department tanker shuttle. Fire station is located directly across US 441, to the east of project site, satisfying this requirement for rural supply.

ITEM 6 – CONCURRENCY IMPACT ANALYSIS

- 1) Potable Water: Current well was originally oversized and has the capacity to serve the proposed improvements. No impact is expected to County/City utilities since a private well is being utilized.
- 2) Sanitary Sewer: Current septic system was originally oversized and has the capacity to serve the proposed improvements, up to 178 people. No impact is expected to County/City utilities since a private septic is being utilized.
- 3) Solid Waste: One additional 50 gallon trash receptacle will be obtained in order to meet the new demand of solid waste.
- 4) Transportation: Site is located off of US HWY 441 and a private unnamed roadway. Driveways are located off of private roadway, where minimal traffic exist. Proposed improvements will add 18 total trips to US HWY 441 per ITE Manual, 9th Edition, Code 560. Current AADT, according to FDOT monitor site 290286, for US HWY 441 8264 giving a Level of Service (LOS) C. The additional 18 trips do not decrease the LOS, which remains at LOS C.

ITEM 7 – COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Daycare Center is currently an allowed use under a Special Exception for the current zoning A-3. The facility will operate as a Daycare Center during non-church hours.

Best Regards,

Brian Pitman, P.E.



Owner



PITMAN ENGINEERING

📍 206 S Marion Ave • Lake City, FL 32025

📞 386-965-5919

✉ bpitman@pitmanengineering.com

🌐 pitmanengineering.com

The Cross Church Daycare

Tax Parcel Number: 27-5S-17-09419-102 (34559)

Legal Description:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 5 South, Range 17 East, Columbia County, Florida and Run S.00°40'29"W., 995.25 Feet, thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944.30 Feet; Thence N.01°01'21"E., 235.00 Feet; Thence N.89°56'29"W., 865.72 Feet to a Point of Curve Concave to the North, Having a Radius of 339.82 Feet and an Included Angle of 14°00'35"; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence S.00°07'03"W., to the Point of Beginning. Containing 5.00 Acres, More or Less.

Together with an Easement for Ingress and Egress Being More Particularly Described as For lows: Commence at the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 5 South, Range 17 East, Columbia County, Florida and Run S.00°40'29"W., 993.25 Feet; Thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944 Feet; Thence N.01°01'21"E., 235.00 Feet to the Point of Beginning of Said Easement; Thence N.89°56'29"W., 865.72 Feet to a Point of Curve Concave to the North, Having a Radius of 339.82 Feet and an Included Angle of 14°00'35"; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence L.14°04'06"E., 60.00 Feet to the Point on a Curve Being Concave to the North, Having a Radius of 279.82 Feet and an Included Angle of 14°00'35"; Thence Run Southeasterly Along the Arc of Said Curve an Arc Distance of 68.42 Feet, Said Curve Being Subtended by a Chord Bearing and Distance of S.82°56'12"E., 68.25 Feet; Thence S.89°56'29"E., 866.73 Feet; Thence S.01°01'21"W., 60.01 Feet to the Point of Beginning.

This Document Prepared by and Return to:
Zeb P. Cheshire
P.O. Box 1829
Lake City, Florida 32056-1829

A Portion of Parcel ID#- 27-5S-17-09419-101

Special Warranty Deed

Inst:201612003243 Date:2/24/2016 Time:3:17 PM

Doc Stamp-Deed:0.70

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1310 P:513

This Indenture, made this 23rd day of February, 2016, between Anderson Columbia Co., Inc., whose address is: 871 NW Guerdon St., Lake City, Florida 32055, **grantor**, and The Cross Church of Columbia County, Inc., whose address is: 6703 SW County Road 240, Lake City, Florida 32024, **grantee**.

Witneseth that the GRANTOR for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described **non-homestead** land, situated, lying and being in the County of Columbia, State of Florida to wit:

Legal Description: See attached Exhibit A

To have and to hold, the same in fee simple forever.

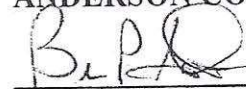
And the grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor have hereinto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

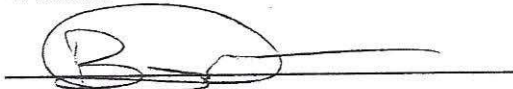
ANDERSON COLUMBIA CO., INC.





Printed Name: Zeb Cheshire
Witness

Brian P. Schreiber, Director



Printed Name: Bert Myers
Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of February, 2016 by Brian P. Schreiber, who is personally known to me.

My commission expires:



EXHIBIT "A"

A Portion of Parcel ID#- 27-5S-17-09419-101

Legal Description-

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 5 South, Range 17 East, Columbia County, Florida and Run S.00°40'29"W., 995.25 Feet, thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944.30 Feet; Thence N.01°01'21"E., 235.00 Feet; Thence N.89°56'29"W., 865.72 Feet to a Point of Curve Concave to the North, Having a Radius of 339.82 Feet and an Included Angle of 14°00'35"; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence S.00°07'03"W., to the Point of Beginning. Containing 5.00 Acres, More or Less.

Together with an Easement for Ingress and Egress Being More Particularly Described as Follows:
Commence at the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 5 South, Range 17 East, Columbia County, Florida and Run S.00°40'29"W., 995.25 Feet; Thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944 Feet; Thence N.01°01'21"E., 235.00 Feet to the Point of Beginning of Said Easement; Thence N.89°56'29"W., 865.72 Feet to a Point of Curve Concave to the North, Having a Radius of 339.82 Feet and an Included Angle of 14°00'35", Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence N.14°04'06"E., 60.00 Feet to the Point on a Curve Being Concave to the North, Having a Radius of 279.82 Feet and an Included Angle of 14°00'35"; Thence Run Southeasterly Along the Arc of Said Curve an Arc Distance of 68.42 Feet, Said Curve Being Subtended by a Chord Bearing and Distance of S.82°56'12"E., 68.25 Feet; Thence S.89°56'29"E., 866.73 Feet; Thence S.01°01'21"W., 60.01 Feet to the Point of Beginning.

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 Brian Pitman, P.E.
(Name of Person to Act as my Agent)

for Pitman Engineering
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Plan Application
(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: Kenneth Edenfield

Applicant/Owner's Title: Pastor

On Behalf of: The Cross Church
(Company Name, if applicable)

Telephone: 386-292-9978 Date: 4-26-21

Applicant/Owner's Signature: Kenneth Edenfield

Print Name: Kenneth Edenfield

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 2nd day of June, 2021, by Kenneth Edenfield who is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced Drivers Licence

Therese Quiette Young
(Notary Signature) (SEAL)



Columbia County Tax Collector

generated on 6/1/2021 4:10:27 PM EDT

Tax Record

Last Update: 6/1/2021 4:08:53 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	
R09419-102		REAL ESTATE		2020	
Mailing Address		Property Address			
THE CROSS CHURCH OF COLUMBIA COUNTY, INC 12518 S US HWY 441 LAKE CITY FL 32025		12518 US HIGHWAY 441 S LAKE CITY			
		GEO Number 275S17-09419-102			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
02 413037		003			
<u>Legal Description (click for full description)</u> 27-5S-17 7100/71005.00 Acres COMM NW COR OF SE1/4 OF SW1/4 RUN S 995.25 FT, E 1567.49 FT FOR POB, CONT E 944.30 FT, N 235 FT, W 865.72 FT TO PT ON CURVE, ALONG CURVE 83.09 FT, S TO POB. WD 1310-513, CORR WD 1322-2110,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	413,037	413,037	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	413,037	413,037	\$0	\$0.00
LOCAL	3.7810	413,037	413,037	\$0	\$0.00
CAPITAL OUTLAY	1.5000	413,037	413,037	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3696	413,037	413,037	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	413,037	413,037	\$0	\$0.00
Total Millage		14.4137	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

Prior Year Taxes Due	
NO DELINQUENT TAXES	



LAKE CITY REPORTER CLASSIFIEDS ADVANTAGE

Take Advantage of the Reporter Classifieds!

755-5440

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

General Information

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

GARAGE SALE \$17.50 4 Lines • 3 Days Includes 2 Signs Each additional line \$3.65

Placing An Ad

Ad to Appear:	Deadline:
Tuesday	Mon., Noon
Wednesday	Tues., Noon
Thursday	Wed., Noon
Friday	Thurs., Noon
Saturday	Fri., Noon

These deadlines are subject to change without notice.

Cancellations, Changes, and Billing Questions

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

LEGALS COLUMBIA COUNTY

COLUMBIA COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

RFP 2022-T DISASTER RECOVERY CONSULTANT SERVICES
The Board of County Commissioners (County) will receive sealed proposals in the office of the Commissioner, 135 NE Hernando Avenue, Suite 203, Lake City, FL 32055, until 2:00 PM on March 11, 2022. For the following: **RFP 2022-T Disaster Recovery Consultant Services**
To be eligible for consideration, all proposers must be registered in the State of Florida to practice their profession at the time of proposal. Proposers without a complete proposal described will be considered improper. The solicitation information is available online only at: <https://columbiacountyfla.com/purchasingBids.asp>

692502
March 11, 18, 2022

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA

**PROBATE DIVISION
FILE NO. 2022-058-CP
IN RE: ESTATE OF
DEBORAH ELAINE CANTY,
Deceased.**

NOTICE TO CREDITORS

The name of the Decedent, the designation of the court in which the administration of the estate is pending, and the file number are indicated above. The address of the court is Post Office Box 2069, Lake City, Florida 32056-2069. The name and address of the personal representative and the personal representative's attorney are indicated below. If you have been served with a copy of this notice and you have any claim or demand against the Decedent's estate, even if that claim is unmaturing, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The date of death of the Decedent is November 4, 2021. The date of first publication of this notice is: March 4, 2022.

Personal Representative
/s/ Mikaela Canty
MIKAELA CANTY
574 SW Ace James Road
High Springs, Florida 32643
Attorney for Personal Representative
DARBY PEELE & GREEN, PLLC

/s/ Bonnie S. Green
BONNIE S. GREEN
Florida Bar No. 0107085
1241 South Marion Avenue
Lake City, Florida 32025
Telephone: 1-386-752-4120
Facsimile: 1-386-755-4569
Primary email: bonniegreen@darbypeele.com

691500
March 4, 11, 2022

NOTICE OF ACTION Columbia County BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Licensed Practical Nurse Nicole Jenkins, LPN
241 SE Deerwood Glen
Lake City, Florida 32025
Case No.: 2021-22934
LICENSE NO.: LPN 5205998
The Department of Health has filed an Administrative Complaint against your license to practice as a Licensed Practical Nurse, a copy of which may be obtained by contacting Colleen Nolen, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Building #665, Tallahassee, Florida 32399-3265, (850) 558-9891. If no contact has been made by you concerning the above by April 1, 2022 the matter of the Administrative Complaint will

LEGALS COLUMBIA COUNTY

be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceeding should contact the individual or agency sending the notice at least seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8770 or 1-800-955-8770 (V), via Florida Relay Service.

688907
February 18, 25, 2022
March 4, 11, 2022

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 March 24, 2022 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Duval Place Executive Conference Room located at 971 West Duval Street, Suite 145, Lake City, Florida 32056-2069.

SE 0635, a petition by Brian Pitman, P.E., Pitman Engineering, Inc., for The Cross Church of Columbia County, Inc., owner, to request a special exception be granted as provided for in Section 4-5.7 (16) of the Land Development Regulations to allow for a Child Care Center within the Agriculture-3 ("A-3") Zone District. The special exception has been included in accordance with the site plan dated February 1, 2022 and submitted as part of a petition dated February 1, 2022, as amended, to be located on property described, as follows:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 27, Township 5 S, Range 17 E, East of Columbia County, Florida and Run S.00° 40'29"W., 995.25 Feet, thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944.30 Feet, Thence N.0°1'0" E., 255.00 Feet, Thence N.89°56'29"W., 865.72 Feet to a Point of Curve; Conave to the North, Having a Radius of 339.82 Feet and an included Angle of 14°00'35"; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence S.00°07'03"W., to the Point of Beginning; Containing 5.00 acres, more or less.

Parcel Number 27-55-17-09419-102
The public hearing may be NO-TICE 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 March 24, 2022 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Duval Place Executive Conference Room located at 971 West Duval Street, Suite 145, Lake City, Florida 32056-2069. SE 0635, a petition by Brian Pitman, P.E., Pitman Engineering, Inc., for The Cross Church of Columbia County, Inc., owner, to request a special exception be granted as provided for in Section 4-5.7 (16) of the Land Development Regulations to allow for a Child Care Center within the Agriculture-3 ("A-3") Zone District. The special exception has been included in accordance with the site plan dated February 1, 2022 and submitted as part of a petition dated February 1,

LEGALS COLUMBIA COUNTY

2022, as amended, to be located on property described, as follows: Commence at the NW corner of the SE ¼ of the SW ¼ of Section 27, Township 5 S, Range 17 E, East of Columbia County, Florida and Run S.00° 40'29"W., 995.25 Feet, thence S.89°19'17"E., 1,567.49 Feet to the Point of Beginning; Thence Continue S.89°19'17"E., 944.30 Feet, Thence N.0°1'0" E., 255.00 Feet, Thence N.89°56'29"W., 865.72 Feet to a Point of Curve; Conave to the North, Having a Radius of 339.82 Feet and an included Angle of 14°00'35"; Thence Run Northwesterly Along the Arc of Said Curve an Arc Distance of 83.09 Feet; Thence S.00°07'03"W., to the Point of Beginning; Containing 5.00 acres, more or less.

Parcel Number 27-55-17-09419-102
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 special exception. Copies of the special exception are available for public inspection at the Office of the County Administrator, 135 NE Hernando Avenue, Lake City, Florida. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they must 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. BAUTH, Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunications Device for Deaf at (386) 758-2139.

March 11, 2022 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 special exception. Copies of the special exception are available for public inspection at the Office of the County Administrator, 135 NE Hernando Avenue, Lake City, Florida. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they must 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. BAUTH, Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunications Device for Deaf at (386) 758-2139.

692503
March 11, 2022

NOTICE OF PUBLIC SALE: FORT WHITE AUTOMOTIVE

Gives Notice of Public Sale of Lien and intent to sell these vehicles on [AUCTION.DATE], [AUCTION.TIME] at 8493 SW.

LEGALS COLUMBIA COUNTY

US Hwy 27 Fort White, FL 32038, pursuant to subsection 713.78 of the Florida Statutes. FORT WHITE AUTOMOTIVE reserves the right to accept or reject any and/or all bids.

WDDGF4HEB6A955368
2014 Mercedes
692929
March 11, 2022

NOTICE TO CONTRACTORS

Notice is hereby given that sealed bids will be received in the Board of County Commissioners office until 2:00 P.M. on April 6, 2022, for Columbia County Project No. 2022-02 SW Old Wire Road. This office is located on the second floor of the Courthouse Annex at 135 Hernando Avenue, Room 203 Lake City, FL 32055.

Plans in place SW Old Wire Road, from 100 south of SW Nautilus Rd to CR 240, a 24' wide pavement section (2-12' travel lanes), and placement of new asphalt pavement in two layers: 1) structural - 165 lbs/sy and 2) surface - 165 lbs/sy. The roadway length is approximately 8900 LF or 1.69 miles.

Scope of work includes mixing, grading, asphalt concrete placement, erosion control, grassing, painted pavement markings, and incidental items. The Bid Forms and Construction specifications may be obtained from the County's web site: <https://www.columbia-county.com/purchasingBids.asp>. Deadline for questions regarding construction specifications, and documents must be received before 2:00 P.M. on April 4, 2022.

The successful bidder will be required to furnish the County with a 5% bid bond with submission and if selected, furnish the County with a performance bond and proof of liability insurance prior to commencing work.

The Columbia County Commission reserves the right to reject any or all bids and to add to the contract or delete from the contract to stay within their funding capabilities.

693047
March 11, 18, 2022

In accordance with the Florida Self-Storage Facility Act, notice is hereby given that Tellus Self Storage-Lake City will conduct a public hearing (www.storageauctions.com) of the contents of storage units on WILHELMINE March 23, 2022 at 11:00AM to satisfy a landlord's lien. Property will be sold to the highest bidder, for Money Order/Cashier's Check, or Debit/Credit Card only. No Cash or Checks accepted. We reserve the right to re-lease any and all units. Unless otherwise specified, it is assumed that the units contain household goods. Property being sold include contents in spaces/units of:

JAMIE N SMITH
BRIANNA NEWSOM
KRIS BROWN
CRYSTAL K HILL
TINA SCIPPIO
MARY L DAVIS JR
LEE M THOMPSON
JOVANA R SANDERS-
MACASAP
DAVID R HERNDON
ALBENISHA COKER

691360
March 4, 11, 2022

Public Auction to be held March 24, 2022 at 8AM at Ozzie's Towing & Auto, LLC, 192 E. Liellynn Ave., Lake City, FL, 32025 (386) 755-0608
Following VIN Numbers:

2007 FORD
1FAFP34N37W197305

688406
March 11, 2022

692916

State of Florida
Department of Environmental Protection
Notice of Draft Permit
The Department of Environmental Protection is soliciting public comments on the proposed project as detailed in the application, subject to the conditions specified in the draft permit and summarized below. The applicant, Columbia County, David Kraus, County Manager, 135 NE Hernando Ave., Room 203, Lake City, Florida 32055 applied on April 28, 2021, for a permit for a Class V Exploratory Well. The project is

LEGALS COLUMBIA COUNTY

located at North Florida Mega Industrial Park, 153 SE Tyre Road, Lake City, Florida 32055, 32055, ph:(386)792-0507. "Successful bidder will be responsible for supplying all material and workmanship to applicable building codes. Hamilton County vendors realize a 5% preference over non-county vendors. Questions concerning this bid or scope of work should be addressed to: TDC Construction, Mia Mauldin (386)792-0507. You may file your bid in the office of the Clerk of Circuit Court, Room 106, Hamilton County Courthouse, 207 North-east First Street, Jasper, Florida, any time before 4:00 p.m. on Thursday, April 7, 2022. Bids may be mailed or hand-delivered to the Clerk's Office. All bids received after this date and time will not be considered.

NOTE: BIDS SHALL BE SUBMITTED IN TRIPLICATE, SEALED AND MARKED: "JENNINGS BLUFF CAMP-GROUND"
The Board of County Commissioners reserves the right to reject any or all bids in whole or in part, with or without cause, and/or to accept the bid that in its best judgment will be for the best interest of Hamilton County.

"A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract to provide any goods or services to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 289.17, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." BOARD OF COUNTY COMMISSIONERS

FLORIDA
207 NORTHEAST FIRST STREET, JASPER, FLORIDA 32052
691508
March 4, 11, 2022

REQUEST FOR BIDS
The Hamilton County Board of County Commissioners is soliciting bids to remodel the Doctor's office currently occupied by Dr. Smidas. The construction site is located at 413 NW 5th St. Jasper, FL 32052. The site is easily accessible.

SCOPE OF WORK:
Provide all labor, materials, and equipment needed to complete the scope of work as defined by the list of tasks that can be obtained at the Hamilton County Building Department. "The design documents will be available from Sarah Bontrager, building department administrative assistant, located at 204 1st St. NW, Jasper, FL 32052, ph:(386)792-1050. All work must be performed during hours in which the office is not operating including after hours and weekends (this will include appropriate clean-up at end of day). "Successful bidder will be responsible for supplying all material and workmanship to applicable building codes. Hamilton County vendors realize a 5% preference over non-county vendors. Questions concerning this bid or scope of work should be addressed to Sarah Bontrager, Building Department Administrative Assistant, at 850-245-8576.

692967
March 11, 2022

LEGALS HAMILTON COUNTY

REQUEST FOR BIDS

The Hamilton County Board of County Commissioners is soliciting bids to construct a replacement building for the planned Jennings Bluff Campground. The construction site is located at 1931 NW 82nd Court, Jennings, Florida. The site is easily accessible. **SCOPE OF WORK:**
The Board of County Commissioners reserves the right to reject any or all bids in whole or in part, with or without cause, and/or to accept the bid that in its best judgment will be for the best interest of Hamilton County.

LEGALS HAMILTON COUNTY

available from Mia Mauldin, TDC Administrator, located at 204 1st St. NW, Jasper, FL 32052, ph:(386)792-0507. "Successful bidder will be responsible for supplying all material and workmanship to applicable building codes. Hamilton County vendors realize a 5% preference over non-county vendors. Questions concerning this bid or scope of work should be addressed to: TDC Construction, Mia Mauldin (386)792-0507. You may file your bid in the office of the Clerk of Circuit Court, Room 106, Hamilton County Courthouse, 207 North-east First Street, Jasper, Florida, any time before 4:00 p.m. on Thursday, April 7, 2022. Bids may be mailed or hand-delivered to the Clerk's Office. All bids received after this date and time will not be considered.

NOTE: BIDS SHALL BE SUBMITTED IN TRIPLICATE, SEALED AND MARKED: "JENNINGS BLUFF CAMP-GROUND"
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"A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract to provide any goods or services to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 289.17, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list." BOARD OF COUNTY COMMISSIONERS

FLORIDA
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691508
March 4, 11, 2022

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692967
March 11, 2022

THE LAKE CITY REPORTER
Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF: COLUMBIA COUNTY

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

in the matter of

in the _____ Court, was published
in said newspaper by print in the issues of _____

or by publication on the newspaper's website, if
authorized, on _____

Affiant further says that the newspaper
complies with all legal requirements for
publication in chapter 50, Florida Statutes.

Sworn to and subscribed before me this 14 day of
March, A.D. 2022, by Todd Wilson,
who is personally known to me.

Kathleen A. Riotta
(Signature of Notary Public)



KATHLEEN A. RIOTTO
Commission # GG 229946
Expires August 20, 2022
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL
EXCEPTION AS PROVIDED
FOR IN THE
COLUMBIA COUNTY LAND
DEVELOPMENT REGULA-
TIONS

BY THE BOARD OF ADJUST-
MENT OF COLUMBIA COUN-
TY, 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, objec-
tions and recommendations
concerning the special excep-
tion, as described below, will be
heard by the Board of Adjust-
ment of Columbia County,
Florida, at a public hearing on
March 24, 2022 at 6:00 p.m., or
as soon thereafter as the mat-
ter can be heard, in the Duval
Place Executive Conference
Room located at 971 West Duval
Street, Suite 145, Lake City,
Florida.

SE 0635, a petition by Brian
Pitman, P.E., Pitman Engineer-
ing, agent for The Cross
Church of Columbia County,
Inc., owner, to request a special
exception be granted as
provided for in Section 4.5.7
(16) of the Land Development
Regulations to allow for a Child
Care Center use within the
Agriculture-3 ("A-3") Zone Dis-
trict. The special exception has
been filed in accordance with a
site plan dated February 1,
2022 and submitted as part of a
petition dated February 1,
2022, as amended, to be locat-
ed on property described, as
follows:

Commence at the NW corner of
the SE 1/4 of the SW 1/4 of Sec-
tion 27, Township 5 South,
Range 17 East, Columbia
County, Florida and Run S.00°
40'29"W., 995.25 Feet, thence
S.89°19'17"E., 1,567.49 Feet
to the Point of Beginning;
Thence Continue S.89°
19'17"E., 944.30 Feet; Thence
N.01°01'21"E., 235.00 Feet;
Thence N.89°56'29"W., 865.72
Feet to a Point of Curve Con-
cave to the North, Having a Ra-
dius of 339.82 Feet and an In-
cluded Angle of 14°00'35";
Thence Run Northwesterly
Along the Arc of Said Curve an
Arc Distance of 83.09 Feet;
Thence S.00°07'03"W., to the
Point of Beginning.
Containing 5.00 acres, more or
less.

Tax Parcel Number 27-5s-17-
09419-102

The public hearing may be con-
tinued 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 an-
nounced during the public hear-
ing and that no further notice
concerning the matter will be
published, unless said continu-
ation exceeds six calendar
weeks from the date of the
above referenced public hear-
ing.

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

Copies of the special exception
are available for public inspec-
tion at the Office of the County
Planner, County Administrative
Offices, 135 Northeast Hernan-
do Avenue, Lake City, Florida,
during regular business hours.

All persons are advised that if
they decide to appeal any deci-
sion made at the above refer-
enced public hearing, they will
need a record of the proceed-
ings, and that, for such pur-
pose, 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 Ameri-
cans with Disabilities Act, per-
sons needing a special accom-
modation or an interpreter to
participate in the proceeding
should contact Lisa K. B.
Roberts, at least forty-eight (48)
hours prior to the date of the
hearing. Ms. Roberts may be
contacted by telephone at (386)
758-1005 or by Telecommuni-
cation Device for Deaf at (386)
758-2139.

693392
March 13, 2022



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

March 25th, 2022

VIA ELECTRONIC MAIL

Brian Pittman, P.E.
Pittman Engineering
206 S Marion Ave
Lake City, FL 32025

Re: Special Exception 0635 – The Cross Church Daycare
Board of Adjustment Determination Letter

Dear Mr. Menadier,

At the March 24th, 2022, Board of Adjustment (“Board”) hearing, the Board approved the application for a Special Exception for for a Child Care Center use as permitted in Section 4.5.7(16) of the Land Development Regulations (“LDRs”) in accordance with Section 12.2 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0635.

If you have any questions, please do not hesitate to contact me at
jennifer_dubose@columbiacountyfla.com or (386) 719-1474.

Sincerely,

Jennifer Dubose Franks

Jennifer DuBose Franks
Code Compliance Officer