

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

April 26, 2019

VIA ELECTRONIC MAIL

Patrick Gilmore & Jessica Camp
RJ Industries, LLC
14991 NE Jacksonville Rd
Citra, Fl 32113

Re: Special Exception 0594 – Moonshine Acres
Board of Adjustment Determination Letter

Dear Mr. Gilmore,

At the April 25, 2019 Board of Adjustment (“Board”) hearing, the Board approved your application for a Special Exception for a Recreational Vehicle Campground use as permitted in Section 4.5.7(8) of the County’s 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 0594.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. M. Stubbs', is written over a light blue horizontal line.

Brandon M. Stubbs
County Planner/LDR Admin.

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

RESOLUTION NO. BA SE 0594

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 CAMPGROUND 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 Concurrency Management Assessment concerning said petition for a special exception, as described below;

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

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

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

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

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

adjacent property in accord with existing regulations; and

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

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

Section 1. Pursuant to a petition SE 0594, a petition by Patrick Gilmore and Jessica Camp, owners, to request a special exception be granted as provided for in Section 4.5.7(8)) of the Land Development Regulations to allow for a Campground use within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 13, 2019 and submitted as part of a petition dated March 13, 2019, as amended, to be located on property described, as follows:

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida; and,

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning; and,

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4; and,

Approximately the West 90 feet of the following property: Begin at the Intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.

Containing 8.00 acres, more or less.

Tax Parcel Number 19-6s-16-03885-000

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

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

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

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

Section 6. This resolution shall become effective upon adoption.

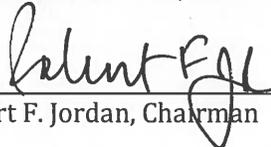
PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 25th day of April 2017.

Attest:



Brandon M. Stubbs, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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

April 25, 2019

SUBJECT: SE 0594 – A request for a Special Exception pursuant to Section 4.5.7 of the Land Development Regulations (“LDRs”) to allow for a Campground use in an Agriculture-3 (“A-3”) Zone District on a ±8.00-acre subject property.

APPLICANT/AGENT: Patrick Gilmore and Jessica Camp

PROPERTY OWNER(S): Patrick Gilmore and Jessica Camp

LOCATION: North of SW US Highway 27 and Vacant Agriculture Lands; South of Vacant Agriculture Lands; East of NW US Highway 27 and Vacant Agriculture Lands; West of Vacant Agriculture Lands; Columbia County, Florida.

PARCEL ID NUMBER(S): 19-6s-16-03885-000

ACREAGE: ±8.00 acres

EXISTING FLUM Agriculture

EXISTING ZONING Agriculture-3 (“A-3”)

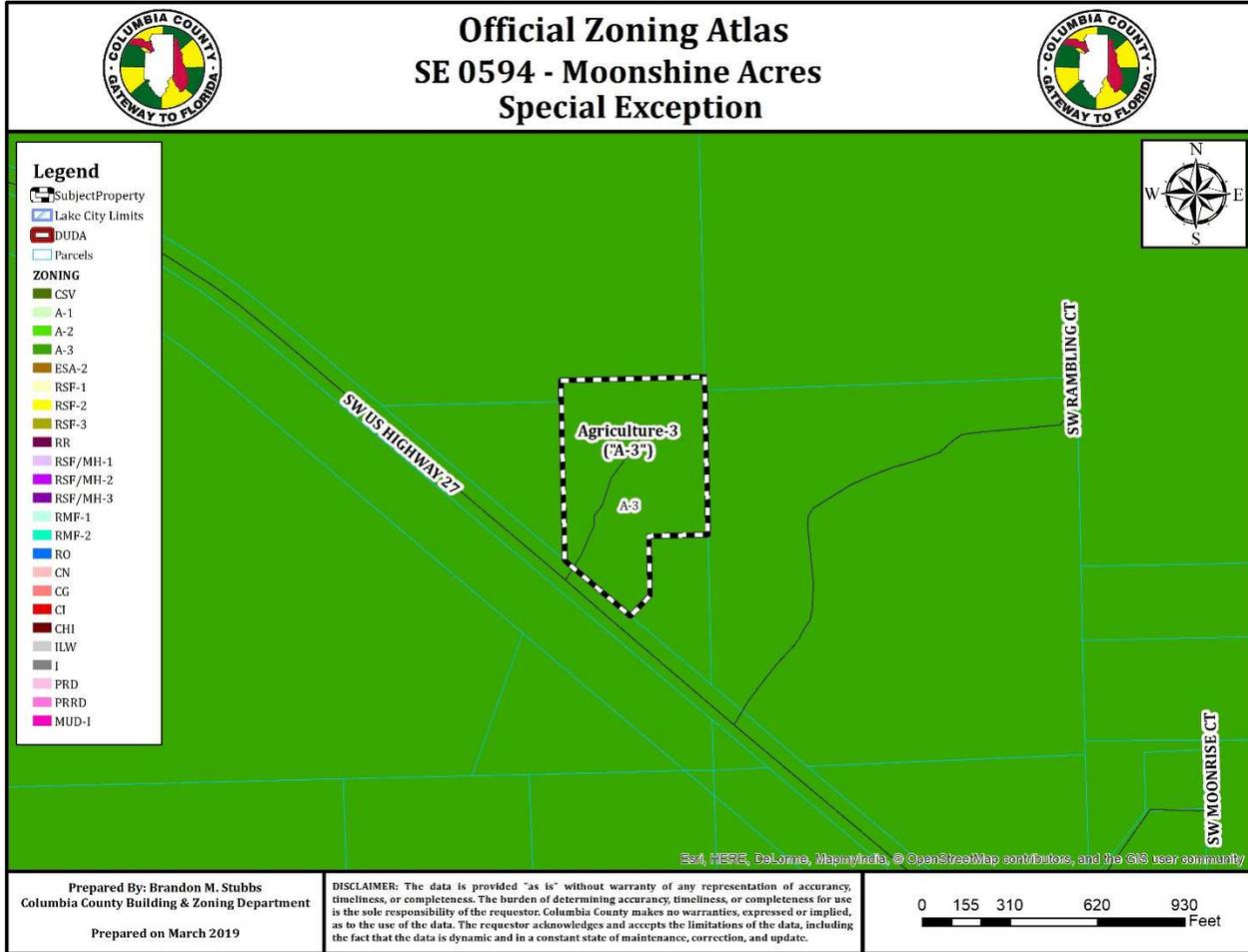
PROJECT PLANNER: Brandon M. Stubbs

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

SUMMARY

The proposed Special Exception would allow for a Campground use on an approximate 8.00-acre subject property. The subject property has been utilized as a Campground in the past with 28 RV campsites. A Special Exception was granted via SE 0518. The applicant proposes to expand the Campground to include a maximum of 41 RV campsites with an office and activity center.

Map 1. Official Zoning Atlas with Subject Property



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

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

ZONING DISTRICT COMPARISON

Zoning District:	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	5 Acres
Floor Area Ratio:	0.20
Typical Uses*:	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship

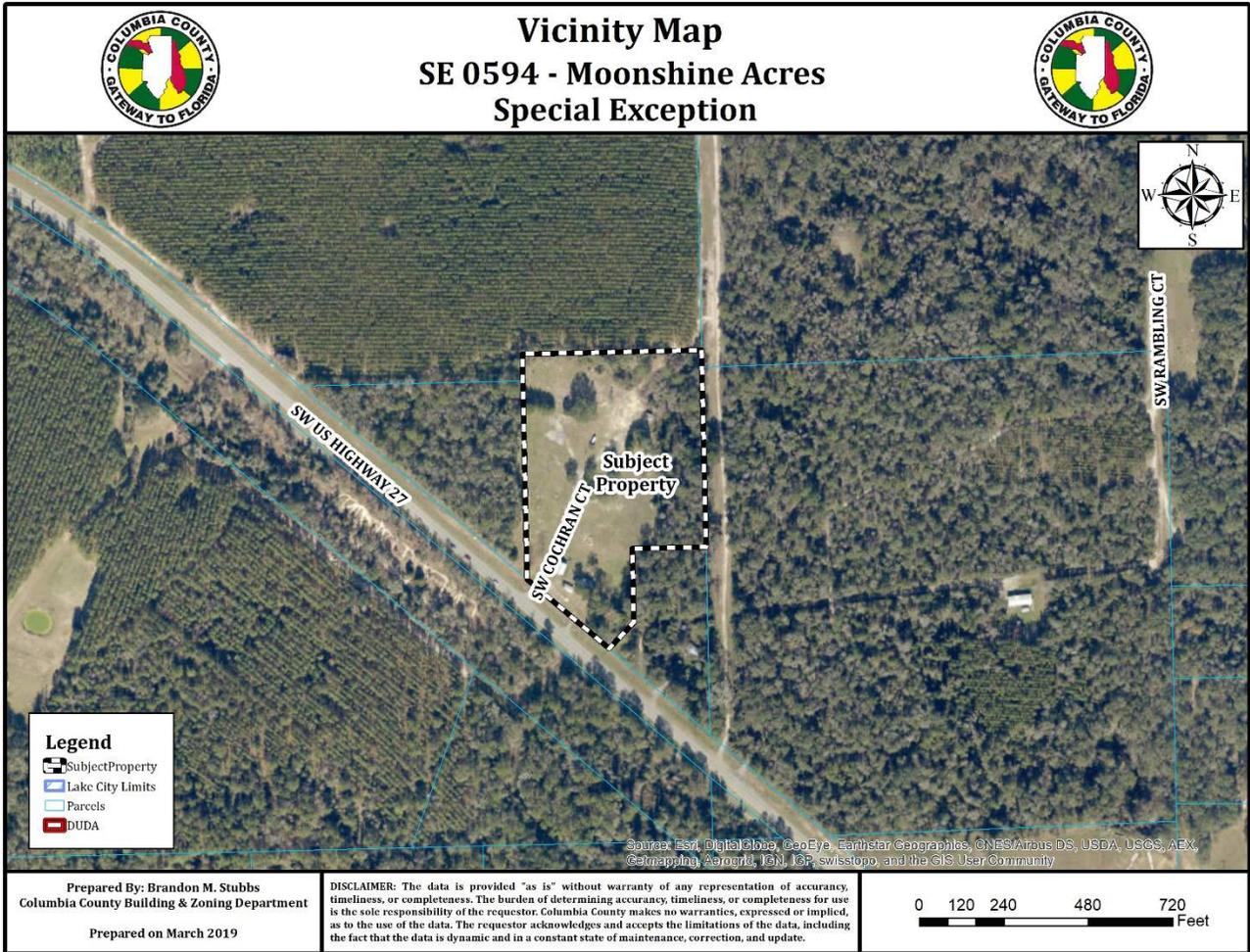
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
South	Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
East	Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")
West	Vacant Agricultural Lands	Agriculture	Agriculture-3 ("A-3")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

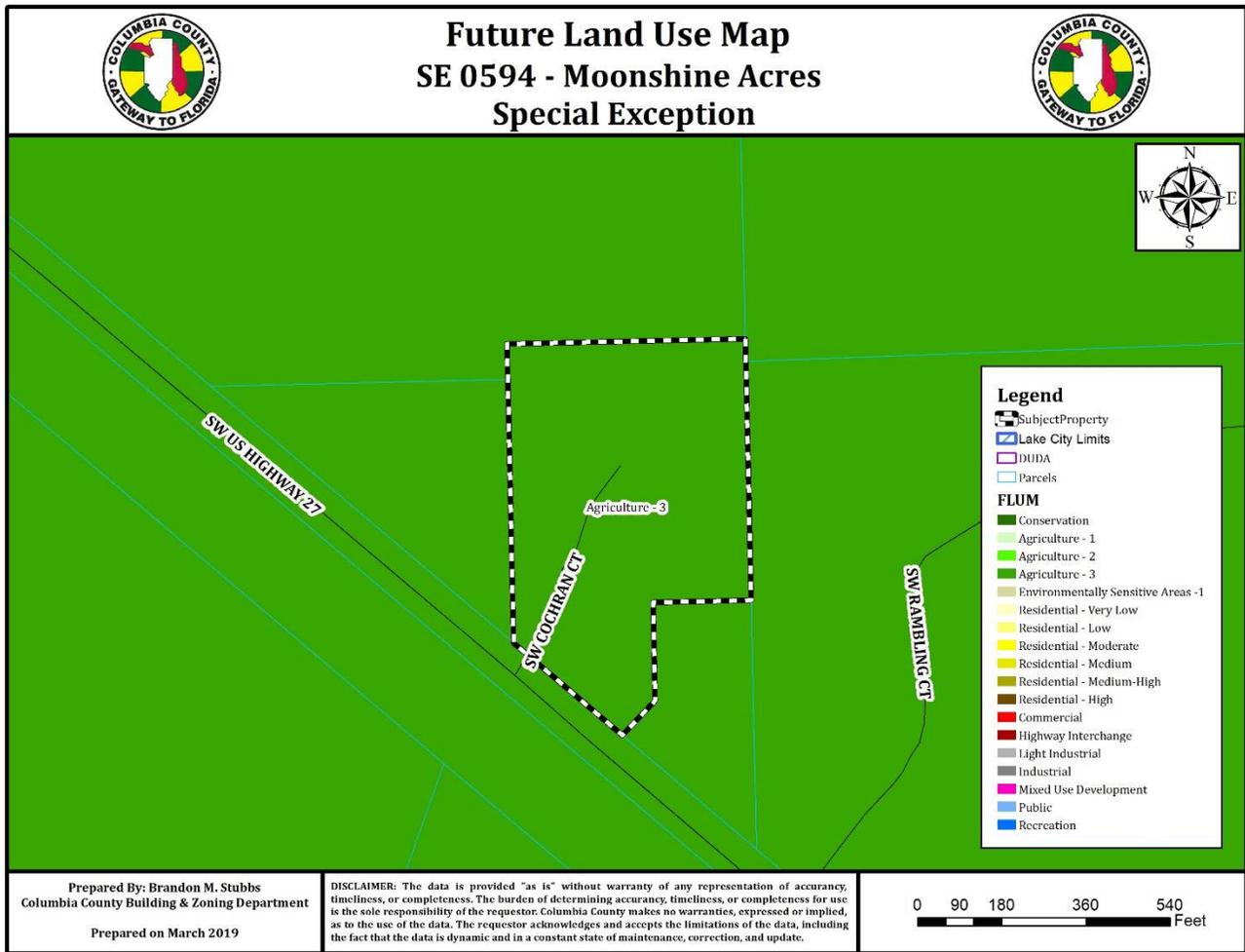
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

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

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

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

Map 3. Future Land Use Map Designation



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

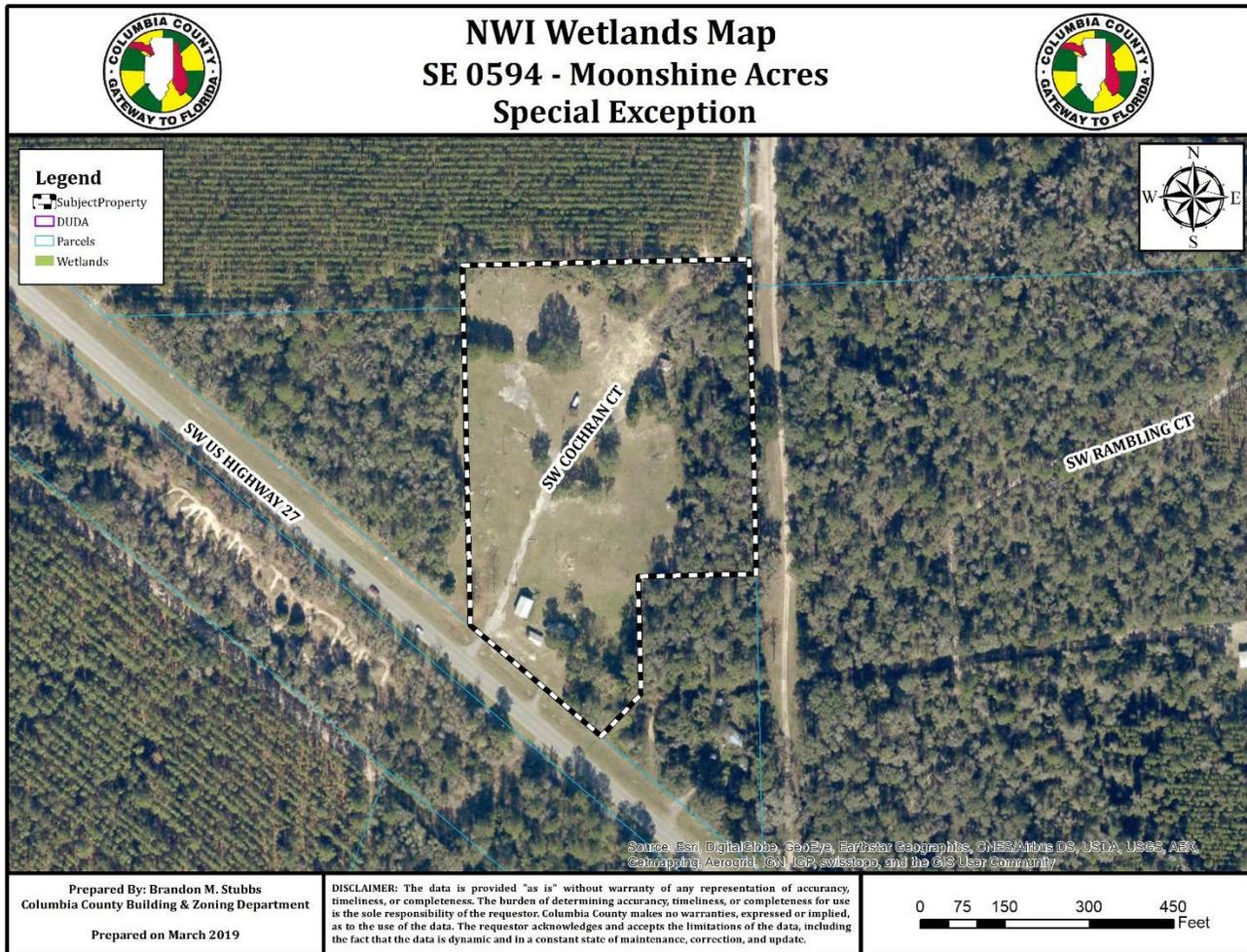
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are 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.

Map 4. Wetlands Map



Soil Survey

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

There are four (4) soil types found on the subject property:

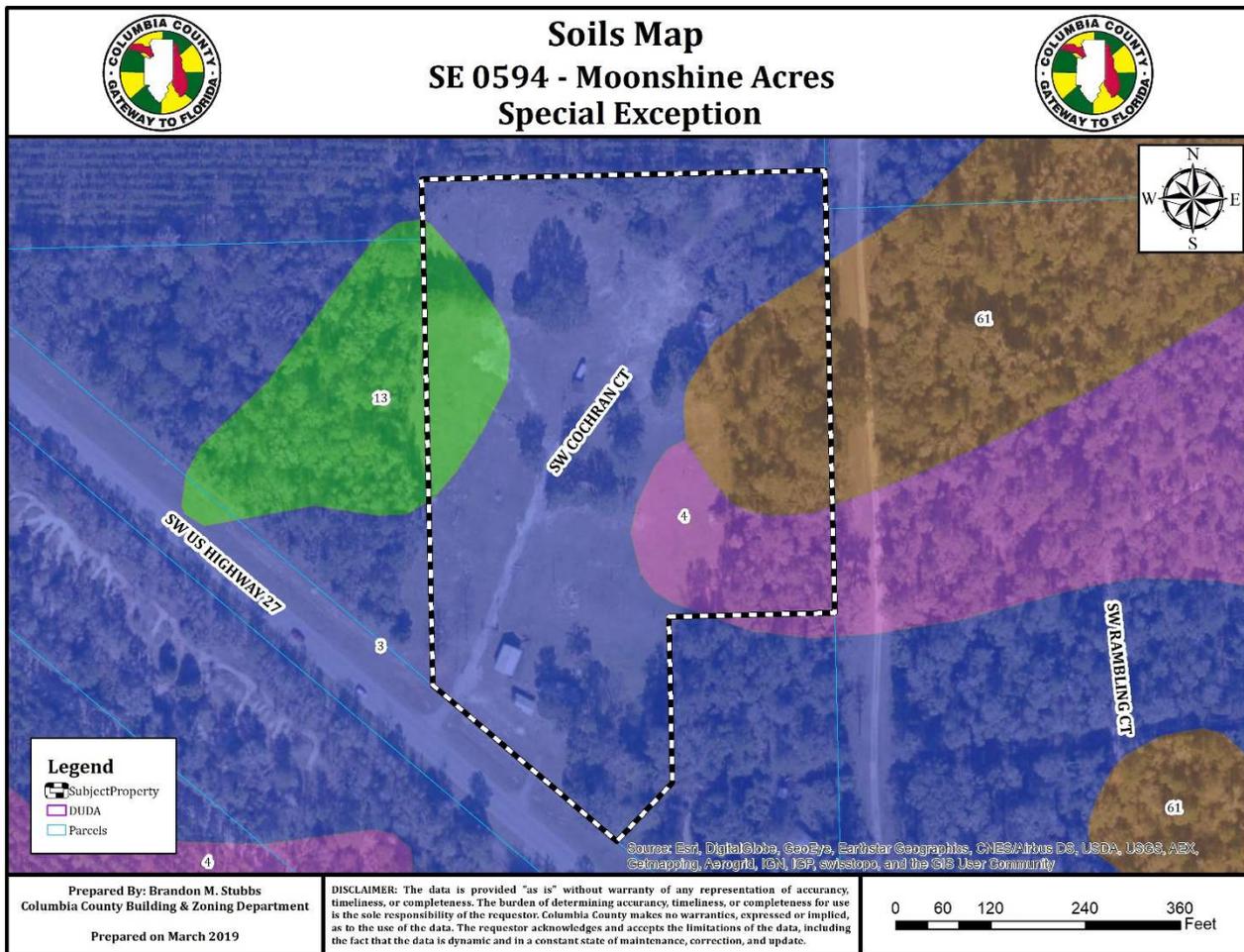
- 1) Alpin fine sand soils (0 to 5 percent slope) are excessively drained, nearly level to gently sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Alpin fine sand soils (0 to 5 percent slope) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 2) Alpin fine sand soils (5 to 12 percent slopes) are excessively drained, sloping to strongly sloping soils on broad, slightly elevated ridges. The surface and subsurface layers are comprised of fine sand to a depth of 65 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Alpin fine sand soils (5 to 12 percent slope) have slight

limitations for building site development and moderate limitations for septic tank absorption fields.

- 3) Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches. Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.
- 4) Udorthents (0 to 2 percent slope) are soils near abandoned phosphate mining areas. They formed in refuse that was washed from phosphate and limestone during mining operations. The refuse was deposited over nearby soils to a thickness of 20 to 50 inches or more. The texture and thickness of the soil layers vary, but more common is a surface layer of silt loam of about 1 inch thick. The next layer is silty clay loam about 9 inches thick. The third layer a silty clay of 22 inches thick. The subsurface layer is usually an undisturbed buried soils to a depth of 80 inches or more. Udorthents (0 to 2 percent slope) have severe limitations for building site development and septic tank absorption fields.

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

Map 5. Soils Map

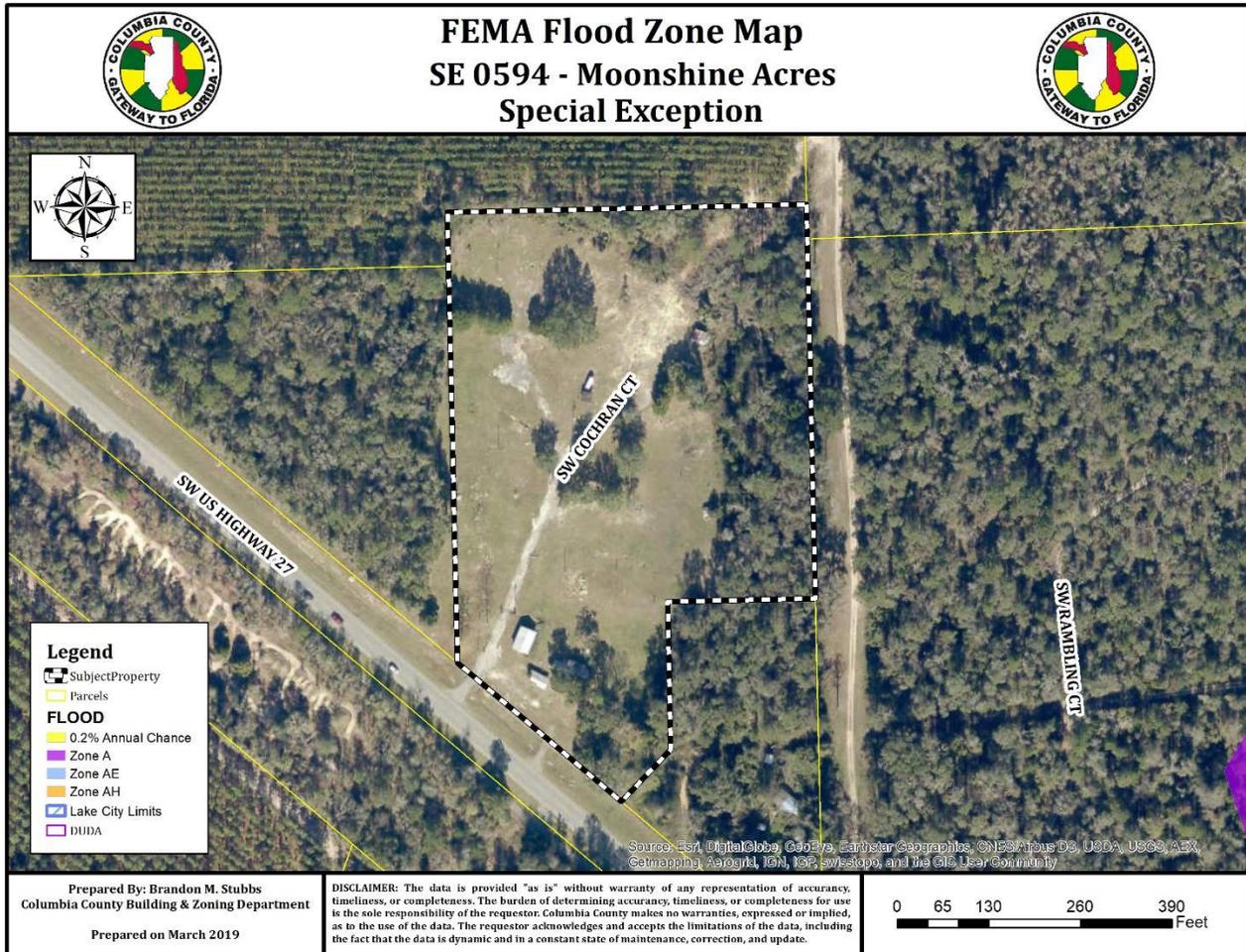


Flood Potential

Panel 0480C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is located in Flood Zone "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.

Map 6. FEMA FIRM Map (Flood Map)

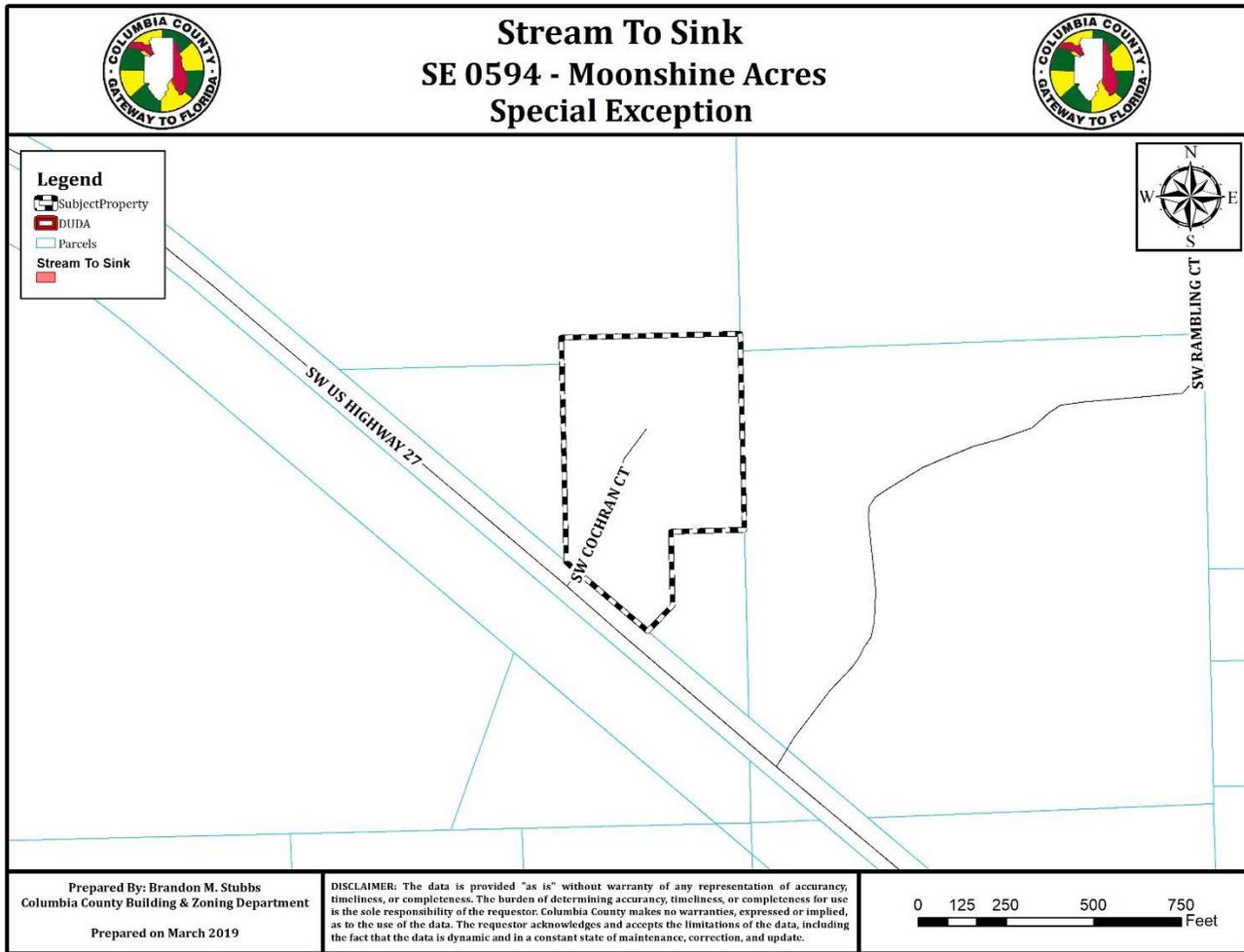


Stream to Sink

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

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

Map 7. Stream to Sink Map (SRWMD)



Minerals

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

Evaluation: There are no issues related to minerals.

Historic Resources

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

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

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

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

Vegetative Communities/Wildlife

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

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

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

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed travel trailer sites. There are no issues related to ingress and egress, pedestrian safety, traffic flow and control, or fire access.
- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
Evaluation and Findings: The applicant has provided adequate parking on-site.
- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
Evaluation and Findings: The subject property has existing refuse and service areas; therefore, no issue related to refuse and service areas exists.
- 4) Utilities, with reference to locations, availability, and compatibility.
Evaluation and Findings: The site already has adequate 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 Campground. The subject property has been utilized as a Campground in the past and is in close proximity to other Campgrounds. It is not anticipated the proposed use would be incompatible with adjacent uses.

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

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

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

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

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

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

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

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

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

Evaluation and Findings: The 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
36(37)	U.S. Highway 27 (From County's Southwest Boundary to Centerville Rd)	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
Recreational Vehicle Park ² (ITE Code 416)	N/A	5
Total	N/A	5

¹ Source: ITE Trip Generation, 8th Edition.

² Formulas: AADT - ITE, 8th Edition: ADT - No Data Provided Per ITE Manual; PM Peak Hour - 0.41 trips per campsite x 13 campsites.

Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	U.S. 27 Segment 36 ¹
Maximum Service Volume ²	14,200
Existing Traffic ³	4,105
Reserved Trips ⁴	0
Available Capacity ⁴	10,095
Projected Daily Trips ⁵	N/A
Residual Capacity⁶	N/A
PM Peak Hour Traffic Analysis	U.S. 27 Segment 36 ¹
Maximum Service Volume ²	1,350
Existing Traffic ³	390
Reserved Trips ⁴	0
Available Capacity ⁴	960
Projected PM Peak Hour Trips ⁵	5
Residual Capacity⁶	955

¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.

³ Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.

⁴ Source: Columbia County June 2015 Concurrency Monitoring Report.

⁵ Trip Distributions

⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

The 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 location of 13 additional Travel Trailers to be located on the site.

An average Travel Trailer is estimated to utilize 75 Gallon Per Day (GPD) per unit.

13 units x 75 GPD = 975 gallons of potable water generated per day.

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

Sanitary Sewer Impacts

The 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 location of 13 additional Travel Trailers to be located on the site.

An average Travel Trailer is estimated to utilize 75 Gallon Per Day (GPD) per unit.

13 units x 75 GPD = 975 gallons of sanitary sewer generated per day.

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

Solid Waste Impacts

Solid waste facilities for 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 location of 13 additional Travel Trailers to be located on the site.

Based upon an average of 0.73 ton of solid waste generated per person per year x 2.5 persons per household = 1.825 tons per equivalent dwelling unit per year.

13 travel trailers x 1.825 (tons per year per equivalent dwelling unit per year) = 24 ton of solid waste generated per year (150 pounds per day).

Total County average solid waste disposal per day (including municipalities) = 257,955 pounds per day. Based upon the annual projections of solid waste disposal at the landfill for 2015, solid waste facilities are

anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by a charter public school.

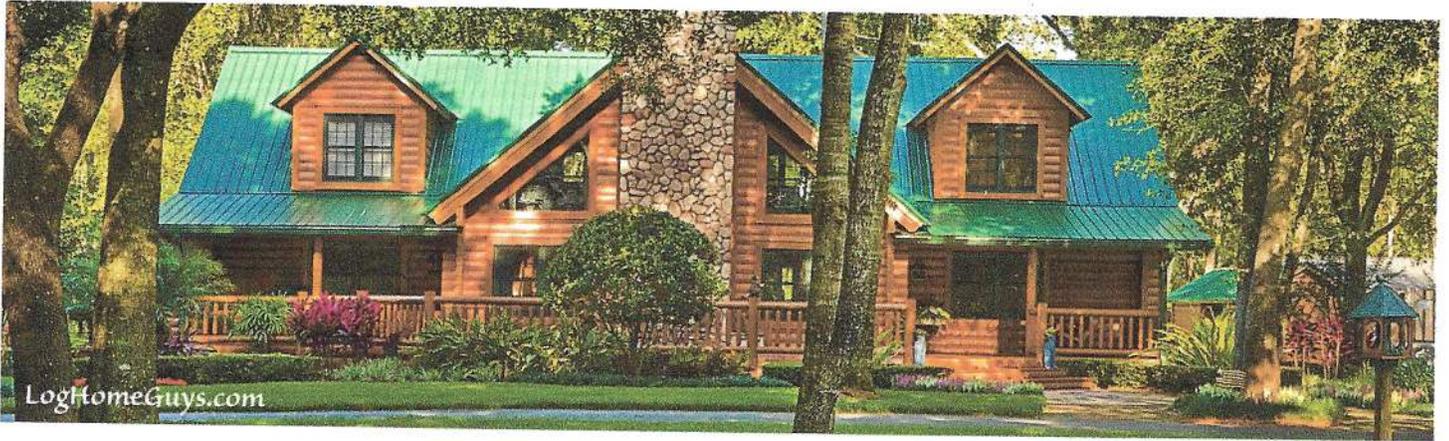
Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is 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.



Application for Special Exception

**Moonshine Acres RV Park
10089 SW U.S. Highway 27
Fort White, FL 32038**

**Ryan Gilmore & Jessica Camp
Owners**



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # SE	<u>0594</u>
Application Fee	\$750.00
Receipt No.	<u>5020</u>
Filing Date	<u>3-13-19</u>
Completeness Date	_____

Special Exception Application

A. PROJECT INFORMATION

- Project Name: Moonshine Acres R.V. Park
- Address of Subject Property: 10089 SW U.S. Highway 27, Fort White, FL 32038
- Parcel ID Number(s): 19-6S-16-03885-000
- Future Land Use Map Designation: Agriculture-3
- Zoning Designation: Agriculture-3
- Acreage: 8.0 Acres
- Existing Use of Property: R.V. Park - 28 Site Permit
- Proposed use of Property: R.V. Park - 41 Site Permit
- Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.5.7 (Eight)

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Patrick Gilmore & Jessica Camp Title: Owners
Company name (if applicable): RJ Industries LLC d/b/a Moonshine Acres R.V. Park
Mailing Address: 14991 NE Jacksonville Rd
City: Citra State: FL Zip: 32113
Telephone: (904) 476-6595 Fax: () Email: thegilmoresFL@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): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: None
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 0518

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 \$750. 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.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

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

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

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

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

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

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

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

PATRICK R. GILMORE

Applicant/Agent Name (Type or Print)

Patrick R. Gilmore

Applicant/Agent Signature

3/8/19

Date

Analysis of Section 12.2.1 of the Land Development Regulations

After review of the Land Development Regulations, specifically Section 12.2.1, and Policy I.2.2 of the Comprehensive Plan, Moonshine Acres RV Park would be in conformance with Columbia County's comprehensive plan, as they allow travel trailer parks to be constructed on Agriculture-zoned properties. Further, there is already a Special Exception granted and active for the property; we only seek to increase the number of approved RV Sites from 28 to 41, and to add a clubhouse for our guests to use, which will also house our rental office. The current & proposed use of the property is compatible with the established land use pattern per the Comprehensive plan, and since the property already has the special exception in place there is no drastic change to the land use. The RV Park will not materially alter the population density pattern since it will be occupied by tourists, and in turn, would not place any additional load on public facilities such as schools & streets.

With the increase in RV ownership throughout Florida and the SE United States, granting this exception would bring even more visitors to the area, which means increased revenue for local business owners along with the county & state governments. The location of Moonshine Acres RV Park is rural, with only one sole resident present within the vicinity, so the Park would be of no detriment to the living conditions of the neighborhood. The increase in traffic to the Park will be miniscule, so no adverse effect on traffic conditions is foreseen.

As you can see from the Site Plan for Moonshine Acres, the property will be very open, with over 75% of the land remaining grass, and the roadways will be gravel. The eastern portion of the property (approximately 1.50 acres) is the lowest elevation of the property and will remain heavily wooded which will ensure no drainage issues. The proposed use of the property will not cause any change to the light and air quality of the adjacent areas since the property is surrounded on three sides by wooded land. The Park should only drive surrounding property values to increase, as our purchase price is already higher than current market value for acreage in the area, and local business should also increase, making those organizations more valuable.

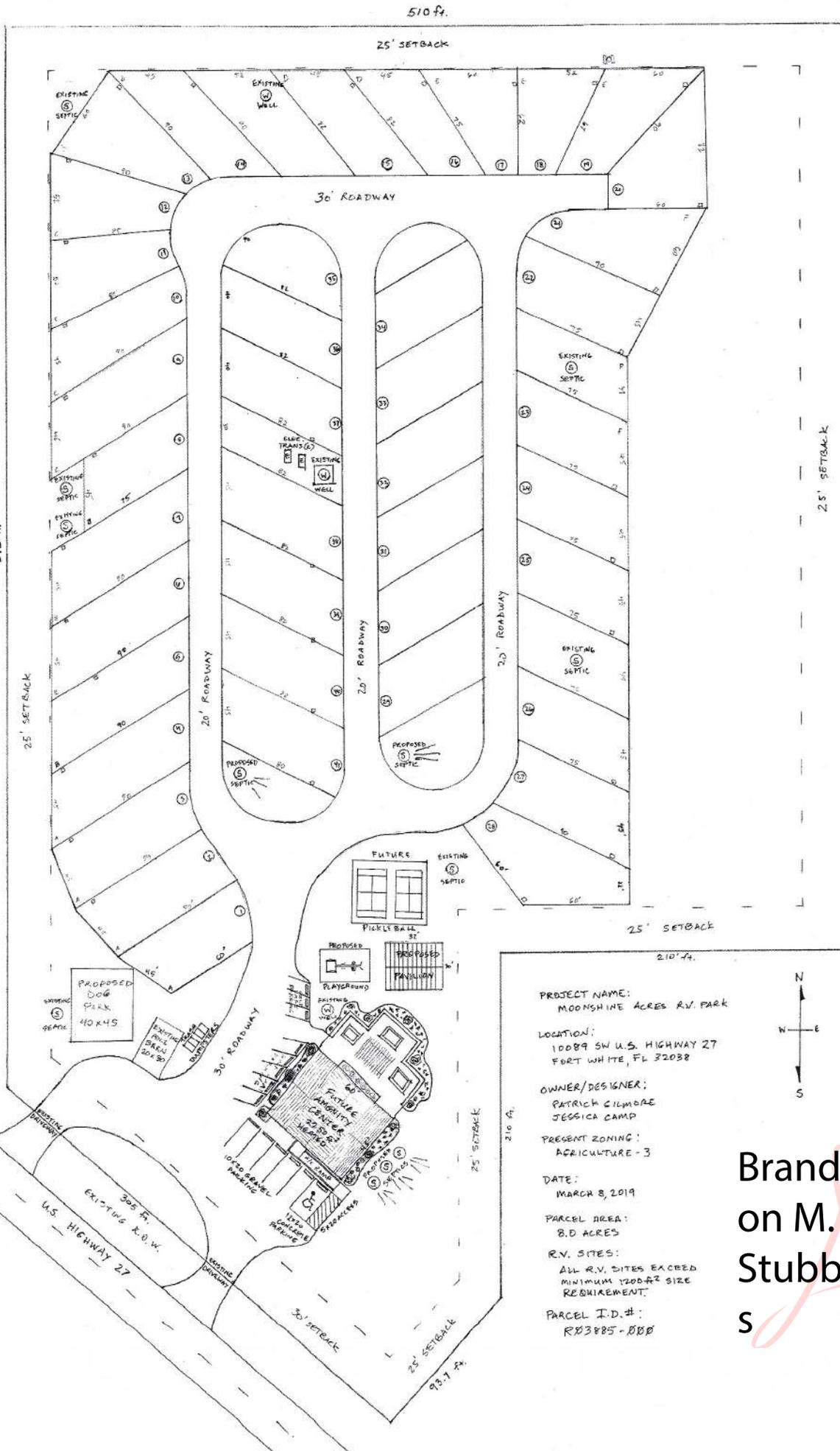
Moonshine Acres will be unlike any other RV Park/Campground in the area and will attract a more affluent crowd, which in turn means more revenue to local businesses and driving more development to the area. There are 18 registered RV's in Florida for every 1 RV Site, and with Ichetucknee Springs receiving over 250,000 visitors per year, there is a huge demand that is not being met by the existing Parks/Campgrounds. In conclusion, granting the increase in RV Sites is a win/win for Columbia County and the Fort White area.

Vicinity Map



Site Plan

(See Attached)

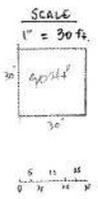


PROJECT NAME:
 MOONSHINE ACRES RV PARK
 LOCATION:
 10089 SW U.S. HIGHWAY 27
 FORT WHITE, FL 32038
 OWNER/DESIGNER:
 PATRICK CILMORAE
 JESSICA CAMP
 PRESENT ZONING:
 AGRICULTURE - 3
 DATE:
 MARCH 8, 2019
 PARCEL AREA:
 8.0 ACRES
 R.V. SITES:
 ALL R.V. SITES EXCEED
 MINIMUM 1200 SQ FT SIZE
 REQUIREMENT.
 PARCEL I.D.#:
 R03885-000



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Digitally signed by
 Brandon M. Stubbs
 Date:
 2019.05.08
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Concurrency Impact Analysis

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Campsites*	Total ADT	Total PM Peak
416	Campground	N/A	0.41	41.00	N/A	16.81

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Recreational Vehicle	75.00	41.00	3075.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Recreational Vehicle	75.00	41.00	3075.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Campsites*	Total (Lbs Per Day)
Campground	12.00	41.00	492.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Moonshine Acres RV Park's solid waste disposal is a system of septic tanks. There are currently seven 750-gallon septic tank systems in place which service the current 28 sites. In order to increase to 41 sites, we are proposing the addition of two 1250-gallon tanks.

Transient RV Parks are rated at 75 gallons per day per site, which equals to 3075 gallons total, requiring a 4300-gallon system for all 41 sites per the Concurrency Worksheet. With the addition of our two proposed systems, we will have a 7750-gallon system, far exceeding the minimum required.

In addition to the increased number of sites, we are requesting permission to construct a 2250 ft² amenity center which will house our rental office, a banquet room, men's & women's bath houses, and a laundry area with 2 washing machines & dryers. Establishments with a bathing facility are rated at 10 gallons per day per person (two per RV site) which results in 820 gallons per day, requiring a 1950-gallon system. Establishments with self-service laundry facilities are rated at 750 gallons per day per machine, so we would need one 1650-gallon septic system per machine for a total of 3300 gallons.

All in all, we need an 8325-gallon septic system, and our system will be 13,000 gallons, again far exceeding the minimum required per code.

Comprehensive Plan Consistency Analysis

The goals, policies, and objectives of the Columbia County Comprehensive Plan is to provide for distribution of future land use, as well as guidance for such future land use. The Plan sets the relationship between urban development areas and rural areas of the County, and the uses and intensity of such uses for each area. As the unincorporated areas of the County are typically rural in use, there is a need to provide appropriate direction for the future location of concentration of urban areas.

We have performed an in-depth review of the policies stated in the Columbia County Comprehensive Plan, and our stance is that Moonshine Acres RV Park will be in compliance with the county's plan, and will have only positive effect on the local economy. The Plan currently allows for Travel Trailer Parks on Agriculture-Zoned land through the use of Special Exceptions, and this property has a special exception in place for this same use. We have addressed the following policies outlined in the Comprehensive Plan:

1. **Ingress & Egress to Property:** The Park will have a 30' wide, 400' long semi-circular driveway which will provide RV owners to enter and exit the Park safely, and the Park will also have additional parking spaces available for the amenity center. With the location of the property, and minimal number of sites being added, any change to the traffic flow will be minimal. Access to the property for fire/emergency vehicles will be sufficient, and roadways are constructed in a manner to withhold a 80,000 lb vehicle.
2. **Offstreet Parking & Loading Areas:** The Park will have five standard 10'x20' parking spaces, and one 12'x20' handicapped access space with a 5'x20' loading zone. The 1200 ft² driveway will provide additional access/back-up parking space if needed.
3. **Refuse & Service Areas:** We will have a standard refuse dumpster as well as a recycled materials dumpster on site.
4. **Utilities:** Currently, the property has 3 wells that service the property, and no further wells are needed at this time, which means no further impact to the aquifer. The property has 7 septic systems in place, and we are requesting to add an additional 5 septic systems to service the 13 new sites, the bath houses, and laundry facility. The Florida Department of Health permits up to 4 septic systems per acre, and including the new systems, we will be well below the maximum number of septic systems allowed for the property in total. The current electrical service provided by Clay Electric is overhead, and we are in the process of removing all overhead lines and power poles, and installing a complete underground system, providing a cleaner look, greater curb appeal, and reducing the chance of power loss due to storms (which should help neighboring property owners).
5. **Screening & Buffering:** The property has a 100' buffer of uncut wooded area bordering the east of the lot, a 25' buffer of uncut woods along the north border, and a 25' buffer on the west consisting of grassy hills and cedar trees. At the front of the property there will be a 3-board fence, and the amenity center, maintenance barn, and dog park will screen the RV site occupants from the roadway.
6. **Signs & Exterior Lighting:** The Park will have one sign on the roadway, at ground level, no taller than 6 feet from the ground, and will be lit at night on both sides. The amenity center will have landscape lighting, and the maintenance barn will have one dawn-to-dusk light. Inside the park, there will be two 4-foot tall street lamps per roadway which will also be dawn-to-dusk lamps.

7. **Required Yards:** No provisions for an RV storage yard are planned for the Park. The Park itself will be mostly open grassy area, along with gravel roadways and parking pads. The land will not have more than 25% of the area covered with gravel/structures.
8. **Considerations Relating to Compatibility with Adjacent Properties:** Since the park has a special exception in place for the use of a Travel Trailer Park, there will be no further effect on adjacent properties. The addition of the amenity center, which provides a small laundry facility will be attractive to the local property owners.
9. **Consistency with Other Plan Objectives & Policies:** No change to the other policies and objectives which are already approved by the County in the existing special exception.

Special Exceptions granted in agriculturally zoned areas are required to maintain a buffer between the agricultural land uses and the area used for special exception. The only adjacent property being used for agriculture is the tree farm to our north, and we are providing a 25' buffer between their property line and our RV sites. The eastern side of the property has a 120' buffer to the adjacent properties, and the property to our west is uncut natural wooded acreage.

As you can see, we feel strongly that the goals, objectives, and policies of Moonshine Acres RV Park are in line with the goals, objectives, and policies of Columbia County's Comprehensive Plan.

Legal Description

Property Description

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' West, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Together with a 30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

And

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning.

Together with:

15 foot easement: commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15.00 foot easement and the Point of Beginning; thence North 1 degrees 45' East, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the North right of way line of said U.S. High No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Also:

30 foot easement: Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27, and run North 48 degrees 52' 16" West, along the North right of way line of U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East,

244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 40.94 feet to the Point of Beginning.

AND

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4.

ALSO

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.

Proof of Ownership

Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive Suite C
Alachua, FL 32615
(386) 418-8183
File No 19-60
Parcel Identification No 19-6S-16-03885-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of March, 2019, between **Ronald D. Preston AKA Ron Preston and Cynthia F. Preston aka Cindy Preston, husband and wife**, whose post office address is **479 Southwest Old Spanish Road, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Patrick Gilmore and Jessica Camp, husband and wife**, whose post office address is **14991 Northeast Jacksonville Road, Citra, FL 32113**, of the County of Marion, State of Florida, Grantees:

Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' West, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Together with a 30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

And

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning.

Together with:

15 foot easement: commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15.00 foot easement and the Point of Beginning; thence North 1 degrees 45' East, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the North right of way line of said U.S. High No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Also:

30 foot easement: Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27, and run North 48 degrees 52' 16" West, along the North right of way line of U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 40.94 feet to the Point of Beginning.

AND

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4.

ALSO

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

K Pol - KYLE POLANSKY
WITNESS

Ronald D. Preston
Ronald D. Preston

Crystal L. Curran
WITNESS

Cynthia F. Preston
Cynthia F. Preston

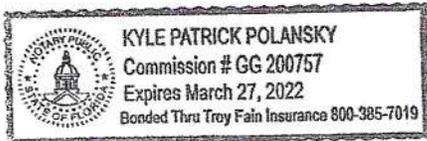
K Pol - KYLE POLANSKY
WITNESS
Crystal L. Curran
WITNESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 8th day of March, 2019, by Ronald D. Preston and Cynthia F. Preston.

K Pol
Signature of Notary Public
Print/Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers Licenses



Proof of Payment of Taxes

Columbia County Tax Collector

generated on 3/11/2019 2:48:04 PM EDT

Tax Record

Last Update: 3/11/2019 2:47:00 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 R03885-000		Tax Type REAL ESTATE		Tax Year 2018	
Mailing Address PRESTON RON & CINDY 479 SW OLD SPANISH RD FT WHITE FL 32038-7057		Property Address 130 COCHRAN SW FORT WHITE		GEO Number 196S16-03885-000	
Exempt Amount See Below		Taxable Value See Below			
Exemption Detail NO EXEMPTIONS		Millage Code 003		Escrow Code	
Legal Description (click for full description) 19-6S-16 0700/07008.00 Acres COMM INTER OF N R/W US-27 & E LINE OF SE1/4 OF SE1/4, RUN N 532.89 FT FOR POB, RUN W 210 FT, S 210 FT, SW 93.7 FT TO N R/W OF US-47, NW ALONG R/W APPROX 304.93 FT, N APPROX 640 FT, E 510 FT, S 560 FT TO POB, WD 1202-369, 1216-378, WD 1229-1907					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	40,977	0	\$40,977	\$328.43
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	45,293	0	\$45,293	\$33.88
LOCAL	4.2010	45,293	0	\$45,293	\$190.28
CAPITAL OUTLAY	1.5000	45,293	0	\$45,293	\$67.94
SUWANNEE RIVER WATER MGT DIST	0.3948	40,977	0	\$40,977	\$16.18
LAKE SHORE HOSPITAL AUTHORITY	0.9620	40,977	0	\$40,977	\$39.42
Total Millage		15.8208	Total Taxes		\$676.13
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$60.78			
Total Assessments					\$60.78
Taxes & Assessments					\$736.91
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
1/15/2019	PAYMENT	3503485.0002	2018	\$722.17

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: NOTICE OF PUBLIC HEARING

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

04/12/2019

Affiant

Sworn to and subscribed before me this 12th day of April, 2019


Kathleen A. Riotta

My commission expires August 20, 2022



KATHLEEN A RIOTTO
Commission # GG 229945
Expires August 20, 2022
Bonded Thru Budget Notary Services

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 forty-eight (48) hours 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.

500438
April 12, 2019

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the

27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51 West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51 West, 196.00 feet; thence North 1 deg. 45 West, 142.6 feet; thence North 88 deg. 15 East, 210.00 feet; thence South 1 deg. 45 East, 210.00 feet; thence South 43 deg. 15 West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4; and,

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45 West, along said East line 532.70 feet; thence South 88 deg. 15 West, 210.00 feet; thence North 1 deg. 45 West, 130.00 feet; thence South 88 deg. 15 West, 300.00 feet; thence South 1 deg. 45 East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning. Containing 8.00 acres, more or less.

Tax Parcel Number 19-6s-16-03885-000

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 April 25, 2019 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0594, a petition by Patrick Gilmore and Jessica Camp, owners, to request a special exception be granted as provided for in Section 4.5.7(8) of the Land Development Regulations to allow for a Campground use within the Agriculture-3 (A-3) Zone District. The special exception has been filed in accordance with a site plan dated March 13, 2019 and submitted

as part of a petition dated March 13, 2019, as amended, to be located on property described, as follows:

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 1 degrees 45 West, along said East line, 532.89 feet; thence South 88 degrees 15 West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15 West, 210.00 feet; thence North 1 degrees 45 West, 130.00 feet; thence North 88 degrees 15 East, 210.00 feet; thence South 1 degrees 45 East, 130.00 feet to the Point of Beginning, Columbia County, Florida; and, Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45 West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15 West, 210 feet; thence North 01 degrees 45 West, 130 feet; thence South 88 degrees 15 West, 300 feet; thence North 01 degrees 45 West, 430 feet; thence North 88 degrees 15 East, 510 feet to said East line; thence South 1 degrees 45 East, along said East line 560 feet to the Point of Beginning; and, Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No.

PUBLIC NOTICE:

Posted
4/12/19 

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

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **April 25, 2019 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

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Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4; and,

Approximately the West 90 feet of the following property: Begin at the Intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.

Containing 8.00 acres, more or less.

Tax Parcel Number 19-6s-16-03885-000

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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 forty-eight (48) hours 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**

Public Notice
[Illegible text]

