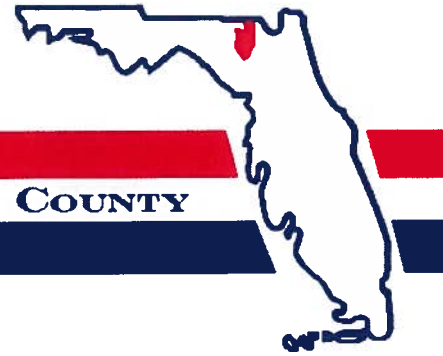


District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

*Keep With
Building Permit*



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

August 24, 2018

VIA ELECTRONIC MAIL

Greg Bailey, P.E.
North Florida Professional Services
P.O. Box 3823
Lake City, FL 32056

Re: Site & Development Plan (SDP 18 05) "Anderson Columbia"
Planning & Zoning Board Determination Letter

Dear Mr. Bailey,

At the August 23, 2018 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed Industrial Office use with associated parking, stormwater, and other amenities to be located in the Industrial ("I") Zone District, as permitted in Section 4.17.2 of the County's Land Development Regulations ("LDRs"), and in accordance with Section 14.13 of the County's LDRs.

Attached is a copy of the Board's Resolution approving SDP 18 05.

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

Sincerely,

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. PZ SDP 18-05

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR AN INDUSTRIAL OFFICE USE LOCATED IN THE INDUSTRIAL ("I") ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;
6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;

7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 18-05, an application by Anthony Fantauzzo of North Florida Professional Services, agent for Anderson Columbia Co, Inc., owner, for site and development plan approval for the demolition of an approximate 16,569 square foot building and the addition of an approximately 20,478 square foot building, parking, and associated amenities for an Industrial Office use located in the Industrial ("I") Zone District in accordance with a site plan dated July 5, 2018, subject to conditions listed in exhibit "A", and submitted as part of an application dated July 9, 2018 to be located on property described, as follows:

Commence at the Northwest Corner of NW 1/4 of SE 1/4 of said Section and run South 1° 31' East along the West line of said NW 1/4 of SE 1/4, 563.60 feet to a point on the Easterly right-of-way line of G. S. & F. Railroad; thence south 31° 23' East along said right-of-way line 56.0 feet; thence North 58° 37' East along the North line of Home Gas Company (now Sawyer Gas Company), 200.0 feet to the Northerly right-of-way line of Guerdon Road; thence North 58° 37' East along said right-of-way line, 206.0 feet; thence North 31°23' West, parallel to said Easterly right-of-way line of G.S. & F. Railroad, 600.0 feet; thence South 58° 37' West parallel to said Northerly right-of-way line of Guerdon Road, 309.48 feet; thence south 31°23' East parallel to said Easterly right-of-way line, 400.0 feet to the POINT OF BEGINNING. Said land lying in the NW 1/4 of SE 1/4, Section 19, Township 3 South, Range 17 East, Columbia County, Florida.

Also:

Commence at the Northwest Corner if NW 1/4 of SE 1/4 of said Section and run South 1° 31' East, along the West line of the NW 1/4 of said SE 1/4, a distance of 563.60 feet to a point on the Easterly right-of-way line of G. S. & F. Railroad; thence South 31° 23' East, along said right-of-way line, 56.00 feet; thence North 58° 37' East, along the North line of Home Gas Company lane (now Sawyer Gas Company), 196.52 feet; thence North 31° 23' 00" West, along the West line of lands described in O.R. Book 515, Page 619, of the public records of Columbia County Florida, 180.00 feet for a point of Beginning; thence South 58° 37' 00" West, 220.00 feet; thence North 58° 37' 00" West, 70.00 feet; thence North 31° 23' 00" West, 220.00 feet; thence North 58° 37' 00" East, 70.00 feet to the Northwest Corner of said lands described in O.R. Book 515, Page 619; thence South 31° 23' 00" East, along the West line thereof, 220.00 feet to the Point of Beginning.

CONATINING 4.14 ACRES, MORE OR LESS.

A Portion of Tax Parcel Number 19-3s-17-05123-000

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. 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 approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

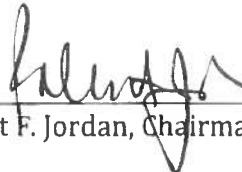
DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 23rd day of August 2018.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:



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



Robert F. Jordan, Chairman