



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

November 2, 2021

VIA ELECTRONIC MAIL

Andrew Gibson
Media Resources
1387 Cornwall Rd
Oakville, ON L6J7T5

Re: V 0333 – FP&L Variance Application
Board of Adjustment Determination Letter

Dear Mr. Gibson,

At the October 28, 2021 Board of Adjustment (“Board”) hearing, the Board approved your application for a Variance be granted from the maximum height of a freestanding sign as established in Section 4.2.22.7(3) of the Land Development Regulations to allow for a deviation from the maximum of a 35-foot on-site freestanding sign to allow for a 65-foot on-site freestanding sign in accordance with Section 12.3 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period. 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 V 0333.

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

Sincerely,

Brandon
M. Stubbs

Digitally signed by
Brandon M. Stubbs
Date: 2021.11.02
12:50:18 -04'00'

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

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

RESOLUTION NO. BA V 0333

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A VARIANCE FROM SECTION 4.2.22.7(3) OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO ALLOW FOR A DEVIATION IN THE REQUIRED 35 FOOT MAXIMUM HEIGHT OF AN ON-SITE SIGN TO ALLOW FOR A 65 FOOT SON-SITE SIGN ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant or to deny variances as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a variance, 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 variance, as described below, and reviewed and considered all comments received during said public hearing, including the Concurrency Management Assessment concerning said petition for a variance, 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 or to deny said petition for a variance, as described below;

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

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

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- b. Such special conditions and circumstances do not result from the actions of the applicant;
- c. Granting the variance requested will not confer on the applicant a special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district;
- d. Literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Regulations and would work unnecessary and undue hardship on the applicant;
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- f. Granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

Section 1. V 0333, a petition by Andrew Gibson of Media Resources, agent for Florida Power & Light Company owner, requesting a variance be granted from Section 4.2.22.7(3) of the Land Development Regulations to allow for a deviation in the maximum height of an on-site sign of 35-feet to allow for a 65-foot on-site sign. The variance has been filed in accordance with a site plan dated September 8, 2021, and submitted as part of a petition filed September 8, 2021, to be located on property described, as follows:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, less any part of the Rest Area owned by the Florida Department of Transportation, of Section 35, Township 2 South, Range 15 East, Columbia County, Florida.

A Portion of Tax Parcel Number 35-2s-15-00109-000

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

Section 3. Pursuant to Section 12.1 of the Land Development Regulations, the effective date of this resolution, BA V 0333, shall be 31 days after adoption, unless an appeal is filed pursuant to Section 12.1.1(1) of the Land Development Regulations. No development orders, development permits or land uses dependent on this resolution may be issued or commence before it has become effective.

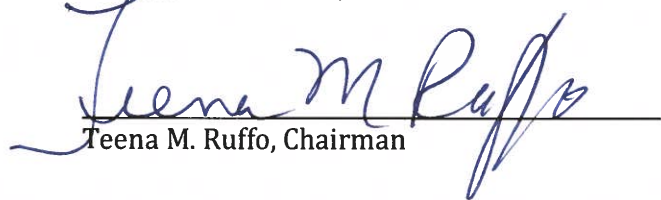
PASSED AND DULY ADOPTED, in special session with a quorum present and voting,
by the Board of Adjustment this 28th day of October 2021.

Attest:



Brandon M. Stubbs, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Teena M. Ruffo, Chairman

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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

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

October 28, 2021

SUBJECT: V 0333 - A request for a Variance from Section 4.2.22.7(3) of the County's Land Development Regulations ("LDRs") to allow for a deviation from the 35-foot maximum height for an on-site sign to allow for a 65-foot on-site sign.

APPLICANT/AGENT: Andrew Gibson of Media Resources

PROPERTY OWNER(S): Florida Power & Light Company

LOCATION: North of Interstate Highway 10 (I-10), Single Family Residence, and Vacant Agricultural Lands; South of the FP&L Solar Power Generation Plant and Vacant Agricultural Lands; East of the I-10 Rest Area; West of the Interstate Highway 75 and Interstate Highway 10 Intersection; Columbia County, Florida.

A Portion of 35-2s-15-00109-000

ACREAGE: N/A

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 applicant is requesting a variance from Section 4.2.22.7(3) of the County's Land Development Regulations ("LDRs") to allow for a deviation from the required 35-foot maximum height for an on-site sign to allow for a 65-foot maximum height for an on-site site.

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

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

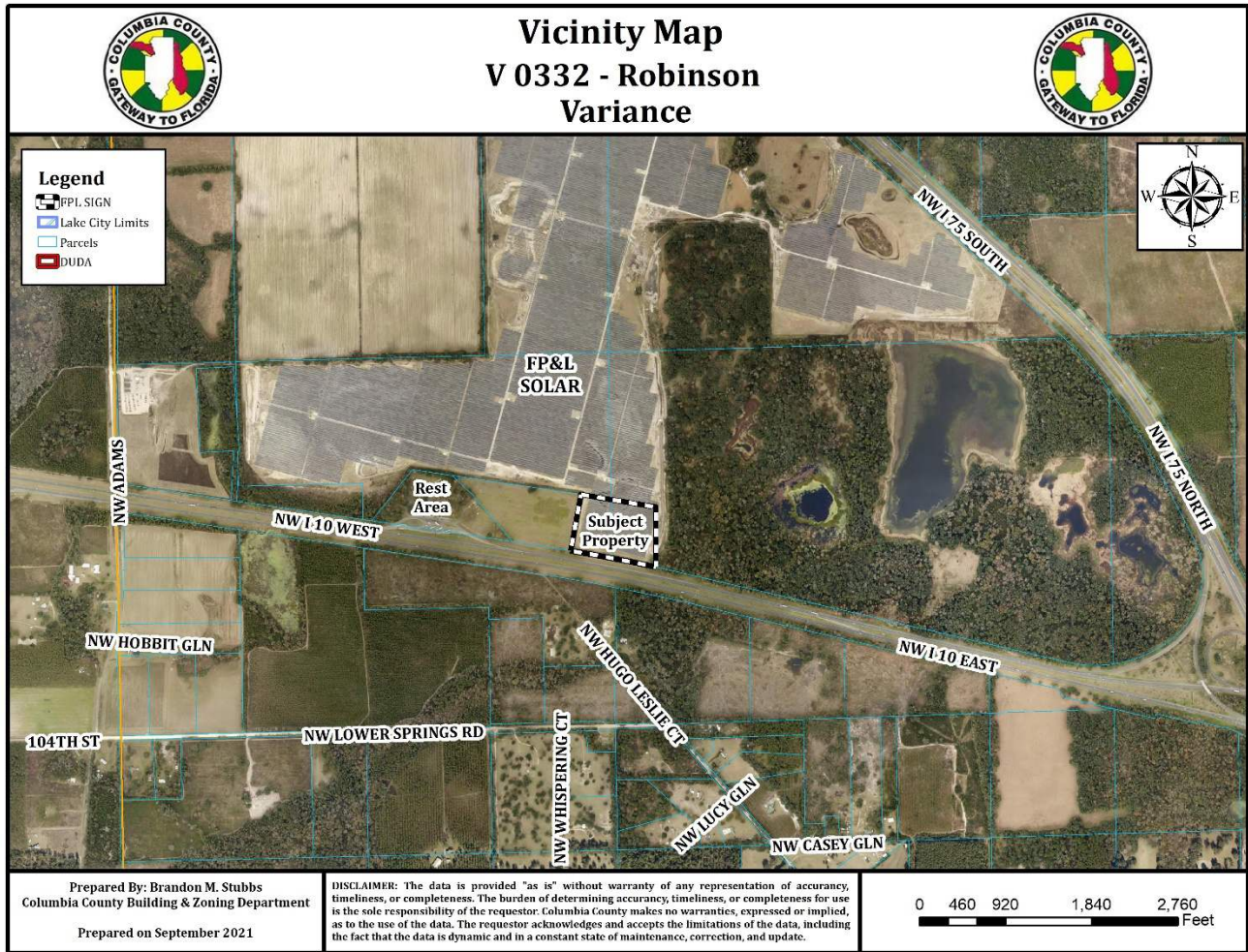
SURROUNDING USES

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	FP&L Solar Power Generation Plant/Vacant Agricultural Lands	Agriculture	Agriculture -3 ("A-3")
South	I-10/Single Family Residences/Vacant Agricultural Lands	Agriculture	Agriculture -3 ("A-3")
East	I-10 & I-75 Interchange/Vacant Agricultural Lands	Agriculture	Agriculture -3 ("A-3")
West	I-10 Rest Area/Vacant Agricultural Lands	Agriculture	Agriculture -3 ("A-3")

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The zoning designation that is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the corresponding zoning designation consistent with said FLUM Designation.

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

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

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

- Future Land Use Element
- Transportation Element
- Housing Element

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 the National Wetlands Inventory ("NWI") states there are no wetlands on the subject property, there no issues related to wetlands exist.

Soil Survey

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

There is one (1) soil type found on the subject property:

- 1) Troup fine sand (2 to 5 percent slope) soils are well drained, gently sloping soils on broad ridges and undulating terrain. The surface and subsurface layers consist of fine sand and loamy sand to a depth of 54 inches. The subsoils layers consist of fine sandy loam and sandy clay loam to a depth of 80 inches. Troup fine sand (2 to 5 percent slope) have slight limitations for building site development and severe limitations for septic tank absorption fields.

Evaluation: The soil type on the subject property is Troup Fine Sand. Troup Fine Sand poses slight limitations for building development and severe limitations for septic tank absorption fields. The variance request is for an on-site sign; therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0170D 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 outside the 1-percent-annual-chance of flood) and Flood Zone "A" (areas inundated by the annual one-percent chance of flood with no base flood elevation).

Evaluation: Given the area of the subject property where the sign is proposed is located within Flood Zone "X", there are no issues related flooding.

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. The subject property is not located in a Stream to Sink watershed area; therefore, 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 hardwood swamp.

Evaluation: There is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

Section 12.3.1.2 of the Land Development Regulations ("LDRs") establishes standards with which all Variance applications must be found in compliance with. Staff's evaluation of the application's compliance with the applicable standards of Section 12.3.1.2 of the LDRs is provided below.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Evaluation and Findings: According to the applicant, the height of the sign is needed to make the sign visible from Interstate Highway 10. Staff has reviewed that applicant's justification and finds there potentially are special conditions and/or circumstances that existed which were peculiar to the land, structure, or buildings which were not applicable to lands, structures, and/or buildings in the same zone district.

- 2) The special conditions and circumstances do not result from the actions of the applicant.

Evaluation and Findings: The applicant contends that due to the setback and view distance from Interstate Highway 10 that topography issues related to the land necessitate the additional height of the proposed sign; therefore, staff finds that the conditions and circumstances could be a direct result of the land and not the applicant.

- 3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these Land Development Regulations ("LDRs") to other lands, buildings, or structures in the same Zoning District.

Evaluation and Findings: The granting of the variance requested could confer on the applicant a special privilege that is denied by these LDRs to other lands or structures in the same Zoning District. However, if there are topography related issues, the variance would not result in a special privilege that is denied to others since the height of the sign would be comparable to the height of other signs commonly found along the interstate.

- 4) Literal interpretation of the provisions of the LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the LDRs and would work unnecessary and undue hardship on the applicant.

Evaluation and Findings: The applicant contends that literal interpretation of the maximum sign height requirements would prevent the sign from being able to be seen from the interstate. The literal interpretation of the provisions of the LDRs may deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and subdivision under the terms of the LDRs and would work unnecessary and undue hardship on the applicant.

- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Evaluation and Findings: The applicant contends that the proposed variance is the minimum needed to work around the existing topography situation.

- 6) The grant of the variance will be in harmony with the general intent and purpose of the LDRs, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Evaluation and Findings: The applicant contend that granting the proposed variance isn't contrary to public purpose. It is not anticipated that the granting of the proposed variance will be out of harmony with the general intent and purpose of the LDRs. Further, it is not anticipated that granting the proposed variance would be injurious or detrimental to public welfare.

- 7) Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the Land Development Regulation Administrator until the expiration of 12 calendar

months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- a. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
- b. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.

Evaluation and Findings: No application for a variance has been made in respect to the subject property within the past twelve (12) months.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 0333
Application Fee \$950.00
Receipt No. 754933
Filing Date 9-8-21
Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Billboard
2. Address of Subject Property: MILE MARKER 295 LAKE CITY, FL 32055
3. Parcel ID Number(s): 35-2S-15-00109-000
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: Agriculture -3
6. Acreage: 132.34
7. Existing Use of Property: Solar Field
8. Proposed use of Property: Solar Field
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Variance from the height limitation in the LDR's section 4.2.22.7(3) to allow a 65' height for an on-site sign.
(Building Permit App# 49614)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Andrew Gibson Title: Agent
Company name (if applicable): Media Resources
Mailing Address: 1387 Cornwall Road
City: Oakville State: ON Zip: L6J7T5
Telephone: () 3213778489 Fax: () Email: tina@allpermitservices.com / bhamis@mediaresources.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): FLORIDA POWER & LIGHT COMPANY
Mailing Address: 700 UNIVERSE BLVD (LAW/JB)
City: JUNO BEACH State: FL Zip: 33408
Telephone: () Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application ^{\$950.00} No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these 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 variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

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.

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

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.

BARRY GARTFIELD

Applicant/Agent Name (Type or Print)

Barry G

Applicant/Agent Signature

9/8/2021

Date

NOTARIZED AUTHORIZATION OF OWNER

I/We FPL / Pam Rauch owner of 36-2S-15-00115-000
OWNER/AUTHORIZED AGENT' NAME **12 DIGIT PARCEL ID OR DDRESS**

AdGraphics - Barry Garfield, Media Resources - Jeff Ruston, Ultra Lum Enterprises - Michael Ziomek
hereby authorize _____, to apply for permits, licenses, and any other
Business Owner's Name

documents needed for a Digital Display at 35-2S-15 All of Sec lying N of I-10
Ex any portion lying w/in r/w of I-75
875-1785
PROPERTY ADDRESS

PROPOSED USE FOR THE PROPERTY

Pamela Rauch
OWNER/AUTHORIZED AGENT'S SIGNATURE

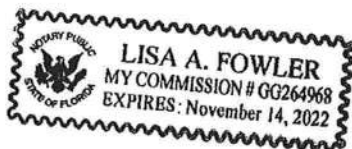
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27th day of July,
2021, by Pamela Rauch, who is personally known to me or has
produced _____.

My Commission expires:

11/14/22

Lisa A. Fowler
NOTARY PUBLIC - STATE OF FLORIDA
LISA A. Fowler
NAME OF NOTARY - TYPED OR PRINTED
COMMISSION # GG 264968



[Florida Department of State](#)

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
FLORIDA POWER & LIGHT COMPANY

Filing Information

Document Number	106395
FEI/EIN Number	N/A
Date Filed	12/28/1925
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/18/2020
Event Effective Date	01/01/2021

Principal Address

700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Changed: 08/24/2017

Mailing Address

700 Universe Blvd.
Juno Beach, FL 33408

Changed: 08/24/2017

Registered Agent Name & Address

Lee, David M.
700 Universe Blvd.
Juno Beach, FL 33408

Name Changed: 08/24/2017

Address Changed: 08/24/2017

Officer/Director Detail

Name & Address

Title Director, Chairman

Robo, James L.
700 Universe Blvd.
Juno Beach, FL 33408

Title Director, President, CEO

Silagy, Eric E.
700 Universe Blvd.
Juno Beach, FL 33408

Title Director, EVP Finance, CFO

Kujawa, Rebecca J.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Reagan, Ronald R.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP, Secretary

Seeley, W. Scott
700 Universe Blvd.
Juno Beach, FL 33408

Title Asst. Secretary

Plotsky, Melissa A.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Sole, Michael W.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

GOLDSTEIN, BRUCE
700 Universe Blvd.
Juno Beach, FL 33408

Title Senior VP

Miranda, Manuel B.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Forrest, Sam A.

700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Priore, Carmine A., III
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Rauch, Pamela M.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Chapel, Christopher
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Spoor, Michael G.
700 Universe Blvd.
Juno Beach, FL 33408

Title Treasurer

Cutler, Paul I.
700 Universe Blvd.
Juno Beach, FL 33408

Title VP

Rubio, Alex
700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Title VP

Coffey, Robert
700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Title VP

Lemasney, Mark
700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Title VP

DAGGS, NICOLE J.
700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Title VP

BROAD, TOM
700 Universe Blvd.
Attn: Corp Gov
Juno Beach, FL 33408

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	05/17/2020
2021	04/19/2021

Document Images

04/19/2021 -- ANNUAL REPORT	View image in PDF format
12/18/2020 -- Merger	View image in PDF format
05/17/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
08/24/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
08/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
08/08/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
07/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/03/2017 -- ANNUAL REPORT	View image in PDF format
10/14/2016 -- Reg. Agent Change	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
03/07/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/11/2011 -- ANNUAL REPORT	View image in PDF format
02/08/2011 -- Restated Articles	View image in PDF format
02/10/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
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02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/24/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
02/15/2005 -- Amendment	View image in PDF format
02/20/2004 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- Amendment	View image in PDF format

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (LAW/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 26-2S-15-00098-000; 26-2S-15-00102-000;
25-2S-15-00094-000; 35-2S-15-00111-001; 35-2S-15-00111-099
35-2S-15-00109-000; 31-2S-16-01793-002 and 36-2S-15-00115-000

(Space Reserved for Clerk of Court)

NOTE TO CLERK: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO AN ENTITY THAT WHOLLY OWNS GRANTOR. ACCORDINGLY, PURSUANT TO THE FLORIDA SUPREME COURT'S RULING IN CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE, AS CONFIRMED BY SECTION 201.0201, FLORIDA STATUTES, MINIMUM DOCUMENTARY STAMP TAXES ARE BEING PAID IN CONNECTION HEREWITH.

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 4th day of April, 2017 between Double Hook Realty, LLC, a Delaware limited liability company ("**Grantor**"), whose mailing address is c/o Chicago Title Insurance Agency, Inc., 3607 East Commercial Boulevard, Fort Lauderdale, Florida 33308, and Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard (LAW/JB), Juno Beach, Florida 33408. Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Columbia County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT "A".

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Double Hook Realty, LLC, a Delaware limited
liability company

Sign: Cedric L Stather
Print: Cedric L Stather

Barbara Morris
Barbara Morris, President

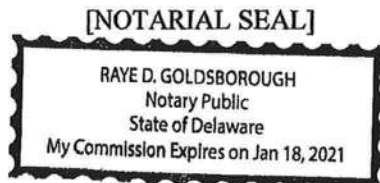
Sign: Raye D Goldsborough
Print: Raye D Goldsborough

STATE OF DELAWARE)

) SS:

COUNTY OF NEW CASTLE)

The foregoing instrument was acknowledged before me this 4th day of April 2017, by Barbara Morris, as President of Double Hook Realty, LLC, a Delaware limited liability company, on behalf of the company.



Notary Raye D Goldsborough
Print Name: Raye D Goldsborough
Notary Public, State of Delaware
My commission expires: 1/18/21

☒ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

PARCEL 1:

The Northwest one-quarter (NW 1/4) lying South and West of I-75 and South of Suwannee Valley Road, and the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) lying South and West of I-75, and the West one-half (W 1/2) of the Southwest one-quarter (SW 1/4), and the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4), and the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75, and the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75, and the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) lying South and West of I-75. All lying and being in Section 25, Township 2 South, Range 15 East, Columbia County, Florida.

PARCEL 2:

The Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) lying South of NW Suwannee Valley Road, and the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 26, Township 2 South, Range 15 East, Columbia County, Florida.

PARCEL 3:

The North one-half (N 1/2) of the Northeast one-quarter (NE 1/4), less part of Rest Area, and the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) lying North of I-10, except for Rest Area, and the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida.

PARCEL 4:

The Northeast one-quarter (NE 1/4), less a triangular parcel in the Northeast corner of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) lying within the right-of-way of I-75, and the North one-half (N 1/2) of the Northwest one-quarter (NW 1/4), and the Southeast one-quarter (1/4) of the Northwest one-quarter (NW 1/4), less and except a triangular parcel in the Southwest corner thereof lying within the right-of-way of I-10, and the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) lying North of I-10, and the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4)

lying North of I-10, and the North one-half (N 1/2) of the Southeast one-quarter (SE 1/4), lying North of I-10. All lying and being in Section 36, Township 2 South, Range 15 East, Columbia County, Florida.

PARCEL 5:

The West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) lying South and West of I-75, and the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) lying North and West of I-10 and South and West of I-75 of Section 31, Township 2 South, Range 16 East, Columbia County, Florida, LESS AND EXCEPT ACCESS ROADS.

PARCEL 6:

The Southeast one-quarter (SE 1/4) of Northeast one-quarter (NE 1/4), of Section 26, Township 2 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 93 (Suwannee Valley Road).

PARCEL 7:

A part of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest one-quarter (NW 1/4) of said Section 35 and run North 89°29'20" East 30 feet to the East right-of-way line of a graded road (Adams Road) for a POINT OF BEGINNING; thence continue North 89°29'20" East, 1300.93 feet; thence run South 00°04'15" East, 618.00 feet; thence run North 02°45'41" West, 567.07 feet; thence South 87°14'19" West, 400.00 feet; thence run South 02°45'41" East, 900.00 feet; thence run North 87°14'19" East, 359.76 feet; thence run South 03°25'19" West, 377.29 feet to the South line of said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 35; thence continue South 03°25'19" West, 151.55 feet to a point on the North right-of-way of Interstate #10; thence run North 80°39'41" West along said right-of-way a distance of 886.68 feet to the South line of said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence continue North 80°39'41" West, 315.21 feet to an intersection of the North right-of-way of Interstate #10 and the East right-of-way of a graded road (Adams Road); thence run North 00°55'04" West along said East right-of-way a distance of 359.96 feet; thence run South 89°08'41" West along said East right-of-way a distance of 20.00 feet; thence run North 00°55'04" West along said East right-of-way a distance of 899.77 feet; thence run South 89°03'13" West along said East right-of-way a distance of 19.55 feet; thence run North 00°53'22" West along said right-of-way a distance of 15.16 feet to the POINT OF BEGINNING. Columbia County, Florida.

PARCEL 8:

A part of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Northwest one-quarter (NW 1/4) and run North 89°29'20" East, 1330.93 feet to the Northeast corner of the said Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence run South 00°04'15" East, 1206.97 feet to a POINT OF BEGINNING; thence continue South 00°04'15" East, 122.08 feet to the Southeast corner of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 35; thence run North 89°31'14" East, 1329.84 feet to the Northeast corner of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 35; thence run South 00°01'25" East, 390.83 feet to a point on the North right-of-way of Interstate #10; thence run North 80°39'41" West along said North right-of-way a distance of 1364.95 feet; thence run North 03°25'19" East, 280.79 feet to the POINT OF BEGINNING, Columbia County, Florida.

PARCEL 9:

A parcel of land in the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East, more particularly described as follows:

COMMENCE on the West boundary of said Section 35 at a point 1415.92 feet South from the Northwest corner thereof and run South 81°38'41" East, 1305.22 feet; thence North 02°26'19" East, 683.89 feet to the POINT OF BEGINNING; thence North 86°15'19" East, 20 feet; thence North 03°44'41" West, 900 feet; thence South 86°15'19" West, 400 feet; thence South 03°44'41" East, 900 feet; thence North 86°15'19" East, 380 feet to said POINT OF BEGINNING.

AND ALSO

That part of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) and the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of Section 35, Township 2 South, Range 15 East lying within 20 feet of a haul route survey line described as follows:

COMMENCE on the West boundary of Section 35, Township 2 South, Range 15 East at a point 1415.92 feet South from the Northwest corner thereof and run South 81°38'41" East, 1305.22 feet to begin said survey line; thence run North 02°26'19" East, 683.89 feet to end said survey line.

ALTOGETHER containing 954.37 acres, more or less.

ALSO KNOWN AS a parcel of land in Section 31, Township 2 South, Range 16 East, and Sections 25, 26, 35 and 36, Township 2 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 35, Township 2 South, Range 15 East, Columbia County, Florida and run North $88^{\circ}28'31''$ East along the North line of the Northwest $1/4$ of the Northwest $1/4$ of Section 35 a distance of 29.58 feet to the POINT OF BEGINNING; thence continue North $88^{\circ}28'31''$ East along said North line of the Northwest $1/4$ of the Northwest $1/4$ of Section 35 a distance of 1301.45 feet to the Northwest corner of the Northeast $1/4$ of the Northwest $1/4$ of Section 35; thence North $88^{\circ}29'41''$ East along the North line of said Northeast $1/4$ of the Northwest $1/4$ a distance of 1330.78 feet to the Northwest corner of the Northwest $1/4$ of the Northeast $1/4$ of Section 35; thence North $88^{\circ}28'45''$ East along the North line of said Northwest $1/4$ of the Northeast $1/4$ of Section 35 a distance of 1331.25 feet to the Southwest corner of the East $1/2$ of the Southeast $1/4$ of Section 26, Township 2 South, Range 15 East, Columbia County, Florida; thence North $00^{\circ}39'35''$ West along the West line of said East $1/2$ of the Southeast $1/4$ of Section 26 a distance of 2664.88 feet to the Southwest corner of the Southeast $1/4$ of the Northeast $1/4$ of Section 26; thence North $00^{\circ}40'47''$ West along the West line of said Southeast $1/4$ of the Northeast $1/4$ of Section 26 a distance of 1285.55 feet to a point on the South Right-of-Way line of Suwannee Valley Road; thence North $88^{\circ}31'39''$ East along said South Right-of-Way line of Suwannee Valley Road a distance of 394.36 feet; thence South $01^{\circ}39'33''$ East still along said South Right-of-Way line of Suwannee Valley Road a distance of 23.45 feet; thence North $88^{\circ}22'06''$ East still along said South Right-of-Way line of Suwannee Valley Road a distance of 199.54 feet to the point of curve of a curve concave to the Northwest having a radius of 1185.96 feet and a central angle of $32^{\circ}32'27''$; thence Northeasterly along the arc of said curve, still being the South Right-of-Way line of Suwannee Valley Road, a distance of 673.55 feet to the end of said curve; thence South $34^{\circ}05'12''$ East still along said South Right-of-Way line of Suwannee Valley Road a distance of 20.00 feet to a point on a curve concave to the Northwest having a radius of 1205.96 feet and a central angle of $13^{\circ}14'04''$; thence Northeasterly along the arc of said curve, still being said South Right-of-Way line of Suwannee Valley Road, a distance of 278.56 feet to the end of said curve; thence North $42^{\circ}36'29''$ East still along said South Right-of-Way line of Suwannee Valley Road a distance of 207.13 feet to a point on the Southwesterly Right-of-Way line of Interstate Highway No. 75; thence South $47^{\circ}21'13''$ East along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 270.00 feet; thence South $47^{\circ}40'22''$ East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 5730.90 feet to the point of curve of a curve concave to the Southwest having a radius of 5579.58 feet and a central angle of $00^{\circ}22'46''$; thence Southeasterly along the arc of said curve, still being the Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 36.95 feet to the end of said curve; thence South $42^{\circ}57'08''$ West, still along said Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 40.00 feet to a point on a curve concave

to the Southwest having a radius of 5539.58 feet and a central angle of $06^{\circ}59'58''$; thence Southeasterly along the arc of said curve, still being the Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 676.72 feet to the end of curve; thence North $49^{\circ}59'05''$ East, still along said Southwesterly Right-of-Way line of Interstate Highway No. 75, a distance of 40.00 feet to a point on a curve concave to the Southwest having a radius of 5579.58 feet and a central angle of $13^{\circ}08'13''$; thence Southeasterly along the Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 1279.30 feet to the end of said curve; thence South $26^{\circ}51'40''$ East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 523.68 feet; thence South $24^{\circ}14'53''$ East still along said Southwesterly Right-of-Way line of Interstate Highway No. 75 a distance of 222.60 feet to the point of curve of a curve concave to the West having a radius of 1254.14 feet and a central angle of $24^{\circ}08'38''$; thence Southerly along the arc of said curve, being the Interstate Highway 75 to Interstate 10 ramp, a distance of 528.48 feet to the point of curve of a curve concave to the Northwest having a radius of 860.93 feet and a central angle of $55^{\circ}08'07''$; thence Southwesterly along the arc of said curve, being the Interstate Highway 10 ramp, a distance of 828.47 feet to the point of curve of a curve concave to the Northwest having a radius of 1338.39 feet and a central angle of $25^{\circ}49'56''$; thence Westerly along the arc of said curve, being said Interstate Highway 10 ramp, a distance of 603.42 feet to the end of said curve; thence North $09^{\circ}14'58''$ West a distance of 18.00 feet to a point on a curve concave to the North having a radius of 1320.38 feet and a central angle of $20^{\circ}40'27''$; thence Westerly along the arc of said curve, being the Northerly Right-of-Way line of Interstate Highway 10, a distance of 476.44 feet to the point of curve of a curve concave to the North having a radius of 7491.44 feet and a central angle of $01^{\circ}32'11''$; thence Westerly along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 200.88 feet to the end of said curve; thence South $13^{\circ}47'48''$ West along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 29.14 feet; thence North $76^{\circ}55'12''$ West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 3870.80 feet to the point of curve of a curve concave to the South having a radius of 23068.32 feet and a central angle of $03^{\circ}21'34''$; thence Westerly along the arc of said curve, being still said Northerly Right-of-Way line of Interstate Highway 10, a distance of 1352.55 feet to the end of said curve and the Southeast corner of Interstate Highway 10 Rest Area; thence North $09^{\circ}46'28''$ East, along the East line of said Interstate Highway 10 Rest Area, a distance of 613.13 feet to the Northeast corner of said Interstate Highway 10 Rest Area; thence North $81^{\circ}39'09''$ West, along the North line of said Interstate Highway 10 Rest Area, a distance of 1390.85 feet; thence North $81^{\circ}36'09''$ West still along the North line of said Interstate Highway 10 Rest Area, a distance of 429.22 feet to the Northwest corner of said Interstate Highway 10 Rest Area; thence South $38^{\circ}21'00''$ West along the West line of said Interstate Highway 10 Rest Area a distance of 699.99 feet to the Southwest corner of said Interstate Highway 10 Rest Area, said point also being a point on the Northerly Right-of-Way line of Interstate Highway 10; thence North $81^{\circ}23'25''$ West along said Northerly Right-

of-Way line of Interstate Highway 10 a distance of 90.75 feet to a point on the East line of the Northwest 1/4 of Section 35; thence North $81^{\circ}44'10''$ West still along said Northerly Right-of-Way line of Interstate Highway 10 a distance of 2607.90 feet to a point on the Easterly Right-of-Way line of NW Adams Road; thence North $01^{\circ}56'31''$ West along said Easterly Right-of-Way line of NW Adams Road a distance of 363.21 feet; thence South $87^{\circ}48'11''$ West still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.96 feet; thence North $01^{\circ}55'43''$ West still along said Easterly Right-of-Way line of NW Adams Road a distance of 899.97 feet; thence South $88^{\circ}05'36''$ West still along said Easterly Right-of-Way line of NW Adams Road a distance of 19.54 feet; thence North $01^{\circ}50'51''$ West still along said Easterly Right-of-Way line of NW Adams Road a distance of 15.45 feet to the POINT OF BEGINNING. Containing 954.37 acres, more or less.

Tax Record

Last Update: 9/3/2021 12:59:35 PM EDT

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

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2020	PAYMENT	2100667.0008	2020	\$8,298.79

Prior Years Payment History

NO DELINQUENT TAXES

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
 - a. Yes, it is the only suitable location with and structure height to receive the required viewership from the freeway.
 - b. Given the set back and view distance from the freeway.
 - c. This is the only structure requesting a variance.
 - d. Yes, it would not be visible without the height increase. All zoned properties have a 35' height limit.
 - e. Variance to allow one freestanding on-premise sign 65'.
 - f. Yes, there are some signs in the area along the freeway with signs above 35' height.
 - g. Neighboring businesses have no qualms.
 - i. Original permit denied this is the creance for approval.
 - ii. We noticed there are signs over 35' long the same highway and thought we'd be able to get a permit our sign, while maintain setback from the highway.

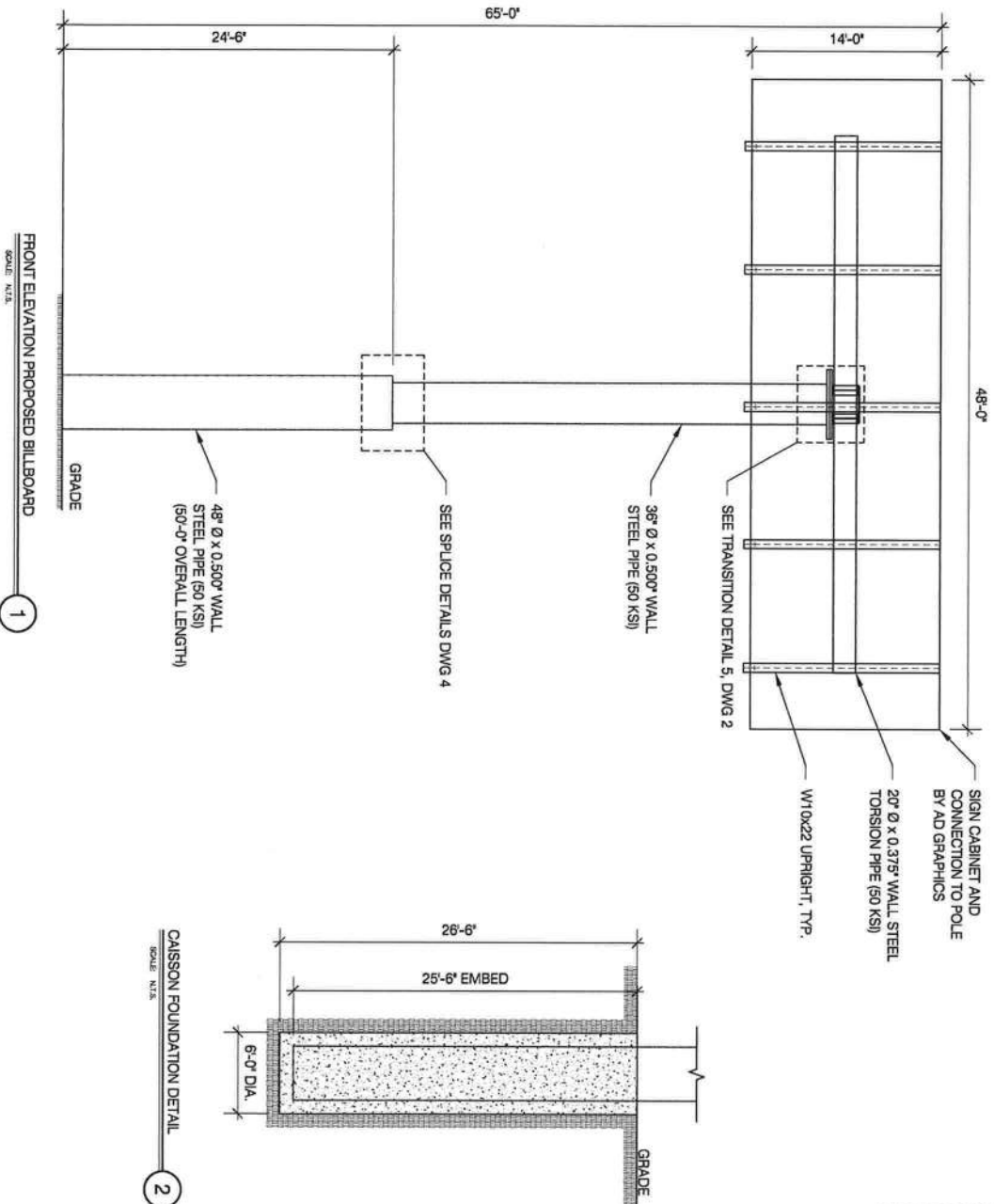
SITUATED IN
SECTION 35
TOWNSHIP 2 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FLORIDA

[illegible]

CALCULATIONS INCLUDE THE FOLLOWING CONSIDERATIONS AS OUTLINED IN THE 2020 FLORIDA BUILDING CODE (7TH ED.):
 CHAPTER 16-GENERAL INSPECTIONS
 CHAPTER 17-SPECIAL INSPECTIONS
 CHAPTER 18-BOILERS AND FOUNDATIONS
 CHAPTER 19-CONCRETE
 CHAPTER 20-ALUMINUM
 CHAPTER 21-GLASS
 CHAPTER 22-STEEL
 CHAPTER 23-WOOD
 ALL SIGNS SHALL BE COMPLIANT WITH CURRENT NEC CODES

- NOTES
- 1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 - 2.) SIGN CABINET AND CONNECTION BY AD GRAPHICS.

- * CLIENT - AD GRAPHICS
- * 2020 FLORIDA BUILDING CODE 7TH ED.
- * RISK CATEGORY II
- * 120 MPH WIND SPEED, EXP. C
- * (1) POLE, (1) FOOTING

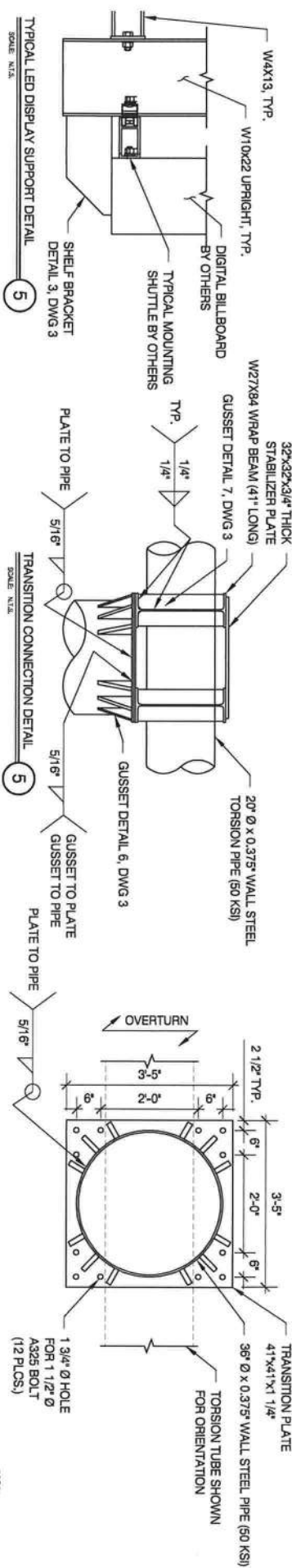
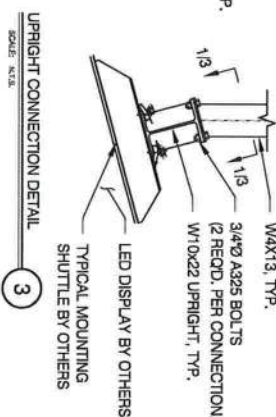
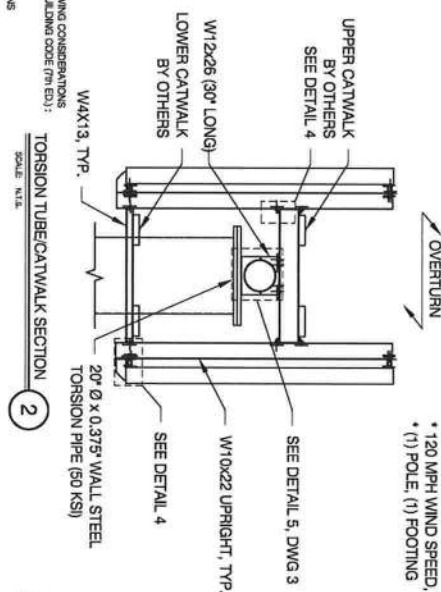
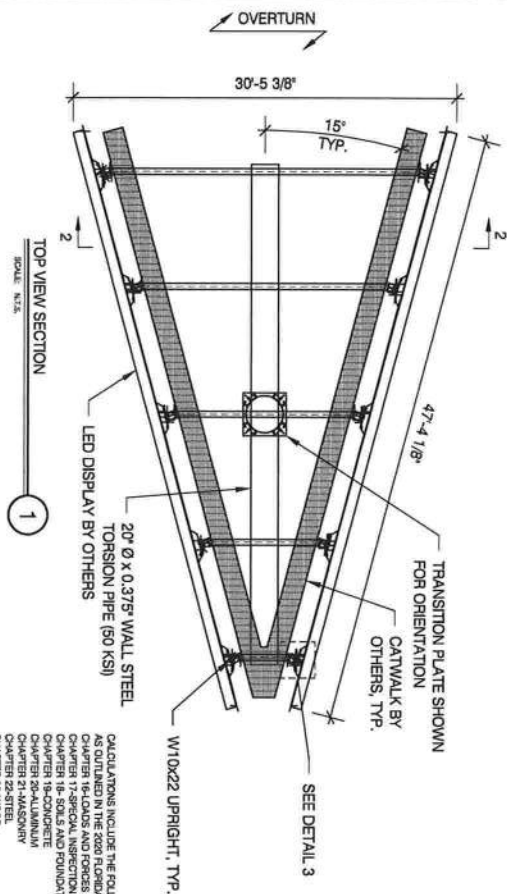


THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DARREN S. ANTLE, P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed
 Darren S. Antle
 S. Antle
 Date: 2021.03.31
 16:08:39 -0400

MBI MBI COMPANIES, INC. 299 N. WEISGARBER RD. KNOXVILLE, TN 37919 PHONE: 865.584.0999 SIGN-ENGINEER.COM		PROJECT: MILE MARKER 298, I-10, LAKE CITY, FL DRAWING TITLE: 14' x 48' DIGITAL BILLBOARD		DRAWN BY: DEW	CHECKED BY: FCM	COMM. NO. 210231.002	DATE: 03/22/21	DRAWING NO. DWG. 1
CORR. L.I.C. # F0200002560 BUS. L.I.C. # AA26000828 ENG. C.O.A. # 29794				REV # DATE DRAWN BY				





CALCULATIONS INCLUDE THE FOLLOWING CONSIDERATIONS:
AS OUTLINED IN THE 2009 FLORIDA BUILDING CODE (7th ED.):
CHAPTER 16-LOADS AND FORCES
CHAPTER 17-SPECIAL INSPECTIONS
CHAPTER 18-CONCRETE
CHAPTER 19-STEEL
CHAPTER 20-ALUMINUM
CHAPTER 21-MASONRY
CHAPTER 22-STEEL
CHAPTER 23-WOOD
ALL SIGNS SHALL BE COMPLIANT WITH CURRENT NEC CODES.

- CLIENT - AD GRAPHICS
- 2020 FLORIDA BUILDING CODE 7TH ED.
- RISK CATEGORY II
- 120 MPH WIND SPEED, EXP. C
- (1) POLE, (1) FOOTING

NOTES

1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.

2.) SIGN CABINET AND CONNECTION BY AD GRAPHICS.

MBI

MBL COMPANIES INC.
299 N. WEISGARBER RD
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
MILE MARKER 298, I-10, LAKE CITY, FL

DRAWING TITLE:

14' X 48' DIGITAL BILLBOARD

DRAWN BY:
DEW

CHECKED BY:
FCM

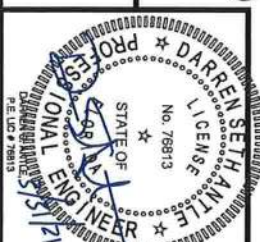
21

DATE: _____

CORP. LIC. # F0200000265
BUS. LIC. # AA26000828
ENG. C.O.A. # 29794

03/22/2-

DRAWING NO.
DWG.



THE LAKE CITY REPORTER
Lake City, Columbia County, Florida

Legal Copy
As Published

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

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

in the matter of

Legal Notice of Public Hearing

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

October 15, 2021

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Signature]

Sworn to and subscribed before me this 15 day of

October, A.D. 2021

[Signature]

Notary Public



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

NOTICE OF PUBLIC HEARING
CONCERNING A VARIANCE
AS PROVIDED FOR
IN THE COLUMBIA COUNTY
LAND DEVELOPMENT REGU-
LATIONS

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, as amended, objections, recommendations and comments concerning the variance, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on October 28, 2021, at 6:00 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

V 0332, a petition by Melissa Robinson, owner, requesting a variance be granted from the minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 7-foot south side yard setback. The variance has been filed in accordance with a site plan dated September 8, 2021, and submitted as part of a petition filed September 8, 2021, to be located on property described, as follows:

SECTION 28: A PARCEL OF LAND in section 28, township 2 South, Range 16 East, Columbia County, Florida, being a portion of Lot No. 12 of PINEHILLS, a subdivision as recorded in Plat Book 5, Pages 58 and 58A of the Public Records of Columbia County, Florida, and being more particularly described as follows, Commence at the Southeast corner of said Lot No. 12 of PINEHILLS and run N 00° 01'04" E. Along the East line of said Lot 12 a distance of 160.00 feet to the POINT OF BEGINNING; thence S. 73° 12'52" W. 146.40 feet; thence S. 47°06'46" W. 205.61 feet; to a point on the Easterly Right-of-Way line of NW Friendship Way, said point being on the arc of a curve concave to the East having a radius of 200.00 feet and a central angle of 50° 15'05", said curve also having a chord bearing and distance of N. 25°06'29" W. 169.84 feet; thence Northerly along the arc of said curve, being said Easterly Right-of-way line of NW Friendship Way, a distance 175.41 feet to the end of said

curve; thence N. 66°56'20" E. 199.48 feet; thence N. 79° 13'18" E. 182.58 feet to a point on the East line of said Lot No. 12; thence S. 00°01'04" W. Along said East line 83.87 feet to the POINT OF BEGINNING. Containing 1.00 acres, more or less

Tax Parcel Number 28-2s-16-01772-023

V 0333, a petition by Andrew Gibson of Media Resources, agent for Florida Power & Light Company owner, requesting a variance be granted from Section 4.2.22.7(3) of the Land Development Regulations to allow for a deviation in the maximum height of an on-site sign of 35-feet to allow for a 65-foot on-site sign. The variance has been filed in accordance with a site plan dated September 8, 2021, and submitted as part of a petition filed September 8, 2021, to be located on property described, as follows:

The Southeast ¼ of the Northeast ¼, less any part of the Rest Area owned by the Florida Department of Transportation, of Section 35, Township 2 South, Range 15 East, Columbia County, Florida.

A Portion of Tax Parcel Number 35-2s-15-00109-000

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 variance.

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

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

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least 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.

667018
October 15, 2021

755-5440

Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of

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, as amended, objections, recommendations and comments concerning the variance, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **October 28, 2021 at 6:00 p.m.**, or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

V 0333, a petition by Andrew Gibson of Media Resources, agent for Florida Power & Light Company owner, requesting a variance be granted from Section 4.2.22.7(3) of the Land Development Regulations to allow for a deviation in the maximum height of an on-site sign of 35-feet to allow for a 65-foot on-site sign. The variance has been filed in accordance with a site plan dated September 8, 2021, and submitted as part of a petition filed September 8, 2021, to be located on property described, as follows:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, less any part of the Rest Area owned by the Florida Department of Transportation, of Section 35, Township 2 South, Range 15 East, Columbia County, Florida.

A Portion of Tax Parcel Number 35-2s-15-00109-000

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**FOR MORE INFORMATION, CONTACT
BRANDON M. STUBBS, COMMUNITY
DEVELOPMENT COORDINATOR AT (386)
754-7119**



 **PUBLIC NOTICE**
Notice of Public Hearing

Hearing Date: October 12, 2011

