



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 2/3/2017 Meeting Date: 2/16/2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

ORDINANCE 2017-01 - LDR 17-01: A proposed amendment to the text of the Land Development Regulations ("LDRs") to amend Section 4.2.31, entitled "Home Occupation Requirement"; Section 4.4.5, entitled "Special Exceptions"; Section 4.5.7, entitled "Special Exceptions"; Section 4.6.5, entitled "Special Exceptions"; Section 4.7.5, entitled "Special Exceptions"; Section 4.8.5, entitled "Special Exceptions"; Section 4.9.5, entitled "Special Exceptions"; Section 4.11.5, entitled "Special Exceptions"; Section 4.18.4, entitled "Special Exceptions"; and, Section 4.19.4, entitled "Special Exceptions". The purpose of the proposed amendment to allow for the Land Development Regulation Administrator the authority to approve home occupations. Currently, home occupations must obtain a special exception from the Board of Adjustment. The Land Development Regulations have strict regulations for home occupations which define what uses are permissible as home occupations and ensure there are no negative impacts to adjacent property owners.

2. Recommended Motion/Action:

There is no recommended motion or action.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

ORDINANCE NO. 2017-01

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 17-01, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 4.2.31, ENTITLED "HOME OCCUPATION REQUIREMENTS"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.6.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.7.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.8.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.9.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.11.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.18.4, ENTITLED "SPECIAL EXCEPTIONS"; AND, AMENDING SECTION 4.19.4, ENTITLED "SPECIAL EXCEPTIONS"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

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

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

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

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners has determined and found that approval of

said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

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

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

Section 1. Pursuant to an application, LDR 17-01, by the Board of County Commissioners, Section 4.2.31, entitled "Home Occupation Requirements"; Section 4.4.5, entitled "Special Exceptions"; Section 4.5.7, entitled "Special Exceptions"; Section 4.6.5, entitled "Special Exceptions"; Section 4.7.5, entitled "Special Exceptions"; Section 4.8.5, entitled "Special Exceptions"; Section 4.9.5, entitled "Special Exceptions"; Section 4.11.5, entitled "Special Exceptions"; Section 4.18.4, entitled "Special Exceptions"; and, Section 4.19.4, entitled "Special Exceptions" of the Land Development Regulations are hereby amended as follows:

4.2.31 Home occupation requirements. The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.
10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

4.4.5 *Special exceptions.*

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are no located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see section 4.2).
18. Private clubs and lodges.
19. Off-site signs (see also section 4.2).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).

39. Other uses which are compatible with the uses of this district.

4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pickup and drop-off of children.
6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)
7. Private clubs and lodges.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses.

4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Bed and breakfast inns.
9. Conference centers.
10. Duplexes (in RSF-2 on one acre).
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses.

4.8.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Bed and breakfast inns.

2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
7. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
8. Commercial greenhouses and plant nurseries.
9. Duplexes (in RSF/MH-2 minimum one-acre parcel).
10. Conference centers.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the uses of the district.

4.9.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses compatible with the district.

4.11.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Group living facilities.
8. Nursing homes and residential homes for the aged.
9. Conference centers.
10. Bed and breakfast inns.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the character of the district.

4.18.4 *Special exceptions.*
(see also articles 12 and 13).

1. Residential homes for the aged

4.19.4 *Special exceptions.*
(see also articles 12 and 13).

1. Reserved

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

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

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

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting,
by the Board of County Commissioners this 16th day of February 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Ron Williams, Chairman

RESOLUTION NO. PZ/LPA LDR 17-01

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING SECTION 4.2.31, ENTITLED "HOME OCCUPATION REQUIREMENTS"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.6.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.7.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.8.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.9.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.11.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.18.4, ENTITLED "SPECIAL EXCEPTIONS"; AND, AMENDING SECTION 4.19.4, ENTITLED "SPECIAL EXCEPTIONS"; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

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

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

Section 1. Pursuant to an application, LDR 17-01, by the Board of County Commissioners, Section 4.2.31, entitled "Home Occupation Requirements"; Section 4.4.5, entitled "Special Exceptions"; Section 4.5.7, entitled "Special Exceptions"; Section 4.6.5, entitled "Special Exceptions"; Section 4.7.5, entitled "Special Exceptions"; Section 4.8.5, entitled "Special Exceptions"; Section 4.9.5, entitled "Special Exceptions"; Section 4.11.5, entitled "Special Exceptions"; Section 4.18.4, entitled "Special Exceptions"; and, Section 4.19.4, entitled "Special Exceptions" of the Land Development Regulations are hereby amended as follows:

4.2.31 *Home occupation requirements.* The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.
10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

4.4.5 *Special exceptions.*

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see section 4.2).
18. Private clubs and lodges.
19. Off-site signs (see also section 4.2).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.

38. Solar power generation plant (see section 4.2.41).
39. Other uses which are compatible with the uses of this district.

4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pickup and drop-off of children.
6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)
7. Private clubs and lodges.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses.

4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Bed and breakfast inns.
9. Conference centers.
10. Duplexes (in RSF-2 on one acre).
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses.

4.8.5 *Special exceptions.*
(See also articles 12 and 13.)

1. Bed and breakfast inns.
2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
7. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
8. Commercial greenhouses and plant nurseries.
9. Duplexes (in RSF/MH-2 minimum one-acre parcel).
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4.9.5 *Special exceptions.*
(See also articles 12 and 13.)

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3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses compatible with the district.

4.11.5 *Special exceptions.*
(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.

3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Group living facilities.
8. Nursing homes and residential homes for the aged.
9. Conference centers.
10. Bed and breakfast inns.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the character of the district.

4.18.4 *Special exceptions.*
(see also articles 12 and 13).

1. Residential homes for the aged

4.19.4 *Special exceptions.*
(see also articles 12 and 13).

1. Reserved

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

Section 3. This resolution shall become effective upon adoption.

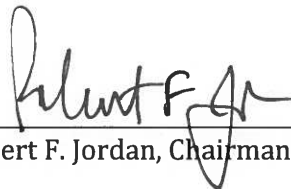
PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 26th day of January 2017.

Attest:

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



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



Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # LDR 17 01

Application Fee \$1,250.00

Receipt No. _____

Filing Date 12-22-16

Completeness Date _____

Land Development Regulation Text Amendment Application

A. APPLICANT INFORMATION

1. Applicant Status ☒ Applicant ☐ Agent
2. Name of Applicant(s): Board of County Commissioners Title: _____
Company name (if applicable): Columbia County
Mailing Address: P.O. Box 1529
City: Lake City State: FL Zip: 32056
Telephone: (386) 758-1005 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.

3. If agent for the applicant*.

Applicant's Name: _____
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 agent authorization letter granting the agent authorization to act on behalf of the applicant.**

B. 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: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Proposed Section of the Land Development Regulations ("LDRs") to be amended and the proposed language in strike-thru, underline format.
2. Fee. The application fee for text amendments to the Land Development Regulations is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

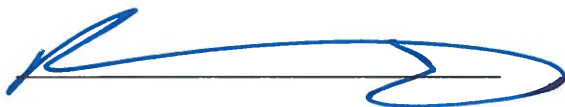
A total of fourteen (14) copies of application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Ron Williams

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

1-3-17

Date

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

4.2.31 *Home occupation requirements.* The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

4.4.5 *Special exceptions.*

(See also articles 12 and 13).

~~1.—Home occupations.~~

- ~~2~~ 1. Campgrounds of less than 100 campsites, provided that such campgrounds are no located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
- ~~3~~ 2. Bottled-water plant.
- ~~4~~ 3. Solar power generation plant (See section 4.2.41).
- ~~5~~ 4. Other similar uses, which are consistent with the uses within this district.

4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.
9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

14. Crematories.

15. Airplane landing fields.

16. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~17. Home occupations (see section 4.2).~~

~~18~~ 17. Public buildings and facilities, unless otherwise specified (see section 4.2).

~~19~~ 18. Private clubs and lodges.

~~20~~ 19. Off-site signs (see also section 4.2).

~~21~~ 20. Solid waste facilities.

~~22~~ 21. Group home care facilities.

~~23~~ 22. Explosives, manufacturing or storage.

~~24~~ 23. Flea markets.

~~25~~ 24. Paper and pulp manufacturing

~~26~~ 25. Cemeteries and mausoleums which require state licensure.

~~27~~ 26. Small engine repair (not to exceed 2,000 square feet).

~~28~~ 27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).

~~29~~ 28. Welding shop (not to exceed 2,500 square feet).

~~30~~ 29. Bed and breakfast inns.

~~31~~ 30. Building contractor and yard.

~~32~~ 31. General store.

~~33~~ 32. Mini-warehouses (completely enclosed).

~~34~~ 33. Intensive agriculture (except where prohibited).

~~35~~ 34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.

~~36~~ 35. Funeral homes.

~~37~~ 36. Exotic animals.

~~38~~ 37. Private schools offering curricula similar to public school.

~~39~~ 38. Solar power generation plant (see section 4.2.41).

~~40~~ 39. Other uses which are compatible with the uses of this district.

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
 - b. Provision is made for areas for off-street pickup and drop-off of children.

~~6. Home occupations. (See also section 4.2.)~~

~~7~~ 6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)

~~8~~ 7. Private clubs and lodges.

~~9~~ 8. Private schools offering curricula comparable to that of public schools.

~~10~~ 9. Other similar uses.

4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.

~~6. Home occupations. (See section 4.2.)~~

~~7~~ 6. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~8~~ 7. Commercial greenhouses and plant nurseries.

~~9~~ 8. Bed and breakfast inns.

~~10~~ 9. Conference centers.

~~11~~ 10. Duplexes (in RSF-2 on one acre).

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses.

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

4.8.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Bed and breakfast inns.
2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

~~7. Home occupations. (See section 4.2.)~~

~~8~~ 7. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~9~~ 8. Commercial greenhouses and plant nurseries.

~~10~~ 9. Duplexes (in RSF/MH-2 minimum one-acre parcel).

~~11~~ 10. Conference centers.

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses, which are compatible with the uses of the district.

4.9.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

~~6. Home occupations. (See section 4.2.)~~

~~7~~ 6. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~8~~ 7. Commercial greenhouses and plant nurseries.

~~9~~ 8. Private schools offering curricula comparable to that of public schools.

~~10~~ 9. Other similar uses compatible with the district.

Home Occupations – Proposed Text Amendment Strike-Thru/Underline

4.11.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

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~~8~~ 7. Group living facilities.

~~9~~ 8. Nursing homes and residential homes for the aged.

~~10~~ 9. Conference centers.

~~11~~ 10. Bed and breakfast inns.

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses, which are compatible with the character of the district.

4.18.4 *Special exceptions.*

(see also articles 12 and 13).

~~1. Home occupations (see article [section] 2.1.)~~

1. Residential homes for the aged

4.19.4 *Special exceptions.*

(see also articles 12 and 13).

~~1. Home occupations (see article [section] 2.1.)~~

1. Reserved

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: LDR 17-01
NOTICE OF PUBLIC HEARINGS

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that 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):

01/13/2017

Affiant

Sworn to and subscribed before me this 13th day of January, 2017


Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018



KATHLEEN A. RIOTTO
MY COMMISSION # FF 183456
EXPIRES: Aug 20, 2018
Brevard Twp. & Co. Notary Services

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on January 26, 2017 at 6:15 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

LDR 17-01, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations, as amended, by amending Section 4.2.31, entitled "Home Occupation Requirements"; by amending Section 4.4.5, entitled "Special Exceptions"; by amending Section 4.5.7, entitled "Special Exceptions"; by amending Section 4.6.5, entitled "Special Exceptions"; by amending Section 4.7.5, entitled "Special Exceptions"; by amending Section 4.8.5, entitled "Special Exceptions"; by amending Section 4.9.5, entitled "Special Exceptions"; by amending Section 4.11.5, entitled "Special Exceptions"; by amending Section 4.18.4, entitled "Special Exceptions"; by amending Section 4.19.4, entitled "Special Exceptions".

The public hearings 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 hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the amendments. Copies of the amendments 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 proceedings should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

311244
January 13, 2017

MOST ADS LESS THAN \$10 PER DAY

LEGALS

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA
15000424CAAXMX
U.S. BANK NATIONAL ASSOCIATION, Plaintiff,
VS.
DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS; et al.,
Defendant(s)
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Summary Judgment. Final Judgment was awarded on October 21, 2016 in Civil Case No. 15000424-CAAXMX, of the Circuit Court of the Third Judicial Circuit in and for Columbia County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION is the Plaintiff, and DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS; UNKNOWN SPOUSE OF DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS N/K/A ANDREW J. DECKER, IV, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, P. DeWitt Cason will set the highest bidder for cash at Live Sale - Columbia County Courthouse located at 173 NE Hernandez Avenue, Lake City, FL 32055 on February 1, 2017 at 11:00 AM, EST, the following described real property as set forth in said Final Judgment, to wit:
LOT 40 CALLAWAY, PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 37 PAGES 70-71 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE US PENDS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Catherine Cooper, Court Administrator at 173 NE Hernandez Avenue, Room 408, Lake City, Florida 32055, 386-752-0163 at least 7 days before your scheduled court appearance, or immediately upon receipt of this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the court on January 10, 2017.
CLERK OF THE COURT
P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

311668
January 13, 2017

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 16-288-CP
IN RE ESTATE OF
ROBERT R. KEENAN, a/k/a
ROBERT RAHN KEENAN, deceased
NOTICE TO CREDITORS
The administration of the estate of ROBERT R. KEENAN, deceased, whose date of death was September 29, 2016, File Number 16-288-CP, is pending in the Circuit Court for Columbia County, Florida, 32055. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: January 6, 2017.
Personal Representative: s/ FAYE J. TAYLOR

311668
January 13, 2017

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA
PROBATE DIVISION
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311668
January 13, 2017

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The date of first publication of this notice is: January 6, 2017.
Personal Representative: s/ FAYE J. TAYLOR

311668
January 13, 2017

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA
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All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: January 6, 2017.
Personal Representative: s/ FAYE J. TAYLOR

311668
January 13, 2017

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR COLUMBIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 16-288-CP
IN RE ESTATE OF
ROBERT R. KEENAN, a/k/a
ROBERT RAHN KEENAN, deceased
NOTICE TO CREDITORS
The administration of the estate of ROBERT R. KEENAN, deceased, whose date of death was September 29, 2016, File Number 16-288-CP, is pending in the Circuit Court for Columbia County, Florida, 32055. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
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Personal Representative: s/ FAYE J. TAYLOR

311668
January 13, 2017

LAKE CITY REPORTER CLASSIFIED ADVANTAGE

LEGALS

3777 SW Salem Road
Lake City, Florida 32024
Attorney for Personal Representative:
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
By s/ DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS; et al.,
Defendant(s)
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Summary Judgment. Final Judgment was awarded on October 21, 2016 in Civil Case No. 15000424-CAAXMX, of the Circuit Court of the Third Judicial Circuit in and for Columbia County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION is the Plaintiff, and DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS; UNKNOWN SPOUSE OF DENNILLE ROBERTS FOLSON FKA COURTNEY DENNILLE ROBERTS N/K/A ANDREW J. DECKER, IV, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, P. DeWitt Cason will set the highest bidder for cash at Live Sale - Columbia County Courthouse located at 173 NE Hernandez Avenue, Lake City, FL 32055 on February 1, 2017 at 11:00 AM, EST, the following described real property as set forth in said Final Judgment, to wit:
LOT 40 CALLAWAY, PHASE TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 37 PAGES 70-71 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE US PENDS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Catherine Cooper, Court Administrator at 173 NE Hernandez Avenue, Room 408, Lake City, Florida 32055, 386-752-0163 at least 7 days before your scheduled court appearance, or immediately upon receipt of this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of the court on January 10, 2017.
CLERK OF THE COURT
P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

309782
January 6, 13, 2016

BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA
NOTICE TO BIDDERS
BID NO. 2017-A
The Board of County Commissioners will receive sealed bids in the office of Commissioners, 135 NE Hernandez Avenue Room 203, Post Office Box 1529, Lake City, FL 32055-1529, (386) 719-2028, until 11:00 A.M. January 24, 2017 for the following:
Sidewalk Lighting Southside and Fort White Recreation Complex Lighting
Bids will be publicly opened and read in the Commissioners' office at 11:00 A.M. January 24, 2017 as soon thereafter as practical. Telegraph and telephone bids will not be accepted unless they are accompanied by the County's best interest. Specifications and bid forms may be obtained from the County's web site at <http://www.columbiacountyfla.com/PurchasingBids.asp>. All bids are to be firm, valid and subject to acceptance for a period of 30 days after bid opening date. All goods to be F.O.B. Columbia County, Florida.

311961
January 13, 2017

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS
BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE US PENDS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
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WITNESS my hand and the seal of the court on January 10, 2017.
CLERK OF THE COURT
P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

311961
January 13, 2017

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CLERK OF THE COURT
P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

311961
January 13, 2017

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P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

311961
January 13, 2017

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Deputy Clerk

311961
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CLERK OF THE COURT
P. DeWitt Cason
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Deputy Clerk

311961
January 13, 2017

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WITNESS my hand and the seal of the court on January 10, 2017.
CLERK OF THE COURT
P. DeWitt Cason
s/ S. Weeks
Deputy Clerk

311961
January 13, 2017

758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

311244
January 13, 2017

NOTICE OF PUBLIC SALE: JIMS AUTO SERVICE gives Notice of Foreclosure of Lien and intent to sell these vehicles 01/30/2017, 08:30 at 2550 SW MAIN BLVD, Lake City, FL 32025, pursuant to subsection 713.78 of the Florida Statutes. JIMS AUTO SERVICE reserves the right to accept or reject any and/or all bids.

1999 ACURA 1999 ACURA 006840
1994 DODGE 187JF268R5629849
2001 FORD 1FMYU0221UA05315
2006 CADILLAC 1G6DW677060109950
1997 CHEVROLET 1GCTG124221U05315
1997 CHEVROLET 1GCTG124221U05315
1997 CHEVROLET 1GCTG124221U05315

311953
January 13, 2017

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 January 26, 2017 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 32055, a petition by Deanna Bailey of CBVR Telecom Design Group, agent for Paige Carter Miligan, et al., owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility to be located on the Agriculture-1 ("A-1") Zone District. The special exception has been filed in accordance with a site plan dated November 7, 2016 and submitted as part of a petition dated November 7, 2016, to be located on property described, as follows:
A PARCEL OF LAND LYING IN THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 (STATE ROAD 47); THENCE S02° 32' 33"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 47) FOR 100.00 FEET; THENCE N87° 27' 27"W FOR 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S01° 47' 39"W FOR 100.00 FEET; THENCE S88° 12' 21"W FOR 100.00 FEET; THENCE N01° 47' 39"W FOR 100.00 FEET; THENCE N88° 12' 21"W FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

311953
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COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 (STATE ROAD 47); THENCE S02° 32' 33"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 47) FOR 100.00 FEET; THENCE N87° 27' 27"W FOR 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S01° 47' 39"W FOR 100.00 FEET; THENCE S88° 12' 21"W FOR 100.00 FEET; THENCE N01° 47' 39"W FOR 100.00 FEET; THENCE N88° 12' 21"W FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

311953
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COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 441 (STATE ROAD 47); THENCE S02° 32' 33"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 47) FOR 100.00 FEET; THENCE N87° 27' 27"W FOR 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S01° 47' 39"W FOR 100.00 FEET; THENCE S88° 12' 21"W FOR 100.00 FEET; THENCE N01° 47' 39"W FOR 100.00 FEET; THENCE N88° 12' 21"W FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

311953
January 13, 2017

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311953
January 13, 2017

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COMMENCE

NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on February 16, 2017 at 5:30 p.m., or as soon thereafter as the matters can be heard. In the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances reads, as follows:

ORDINANCE NO. 2016-32
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PURSUANT TO APPLICATION LDR 16-02 BY THE BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 2.1 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, ENTITLED "DEFINITIONS - GENERAL" PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2017-01
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION LDR 17-01, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 4.2.31, ENTITLED "HOME OCCUPATION REQUIREMENTS"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.6.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.7.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.8.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.9.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.11.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.18.4, ENTITLED "SPECIAL EXCEPTIONS"; AND AMENDING SECTION 4.19.4, ENTITLED "SPECIAL EXCEPTIONS"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearings 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 hearings shall be announced during the public hearings. Any interested persons concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

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

Persons dealing with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 558-1005 or by video conference Device for Deaf at (386) 758-2139.

710-APARTMENTS FOR RENT

Lake City Reporter

LEGALS

Unfurnished Duplex Apt
2BR/1BA, no pets, \$600 mo. -
deposit. Call 386-755-3456

Unfurnished Duplex 2BR/1BA, no pets, \$600 mo. -
deposit. Call 386-755-3456