



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 2/13/2025 Meeting Date: 2/20/2025

Department: Economic Development

1. Nature and purpose of agenda item:

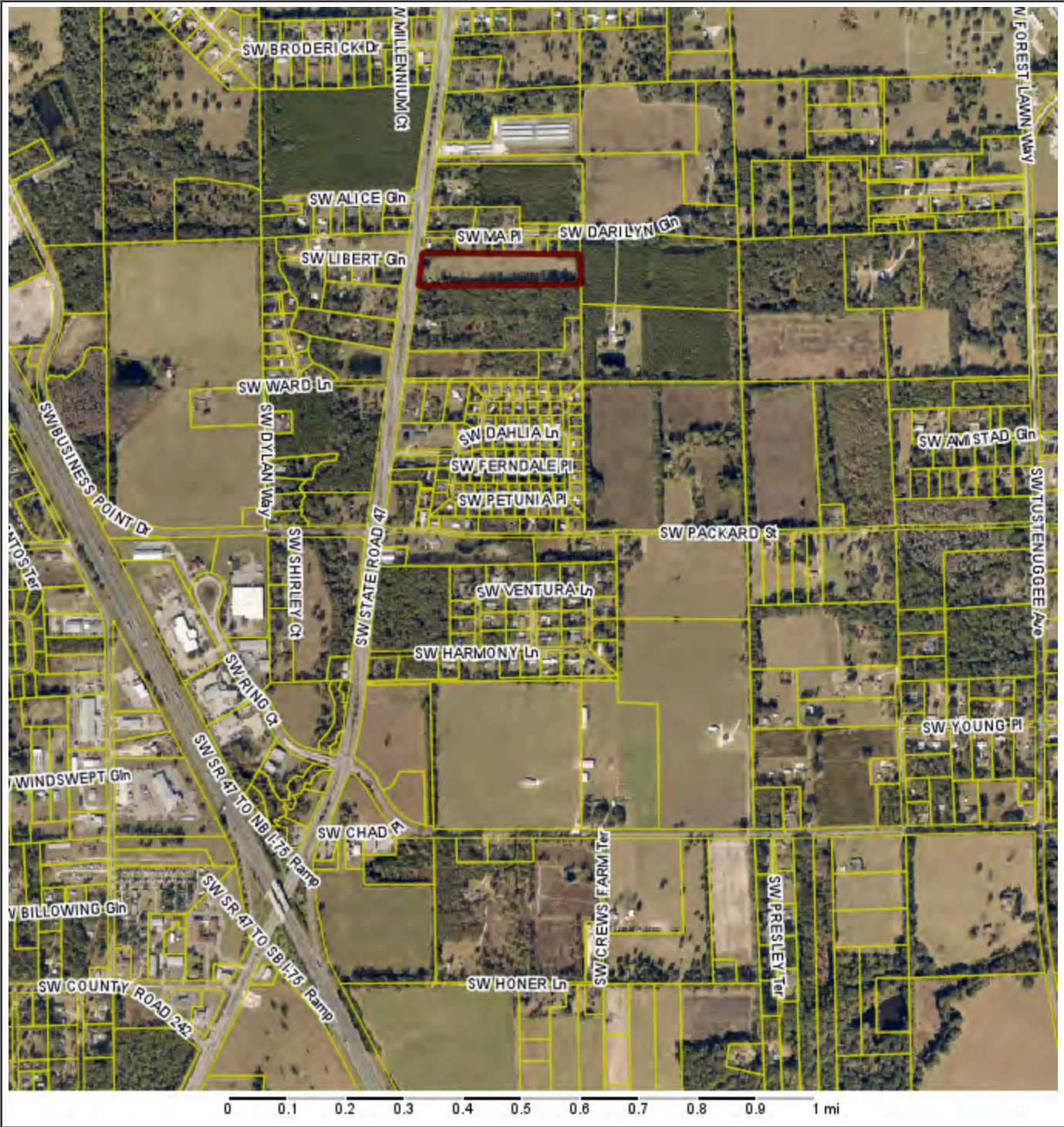
On February 12th the Economic Development Advisory Board (EDAB) voted to approve a 95% tax rebate for five (5) years based on the Housing Incentive Scorecard for Ava Crest, a 30-duplex residential project, proposed on 10-ac along SR47. The vast due diligence submitted by the developer contains the site plan, zoning and future land use alignment, geotechnical and environmental surveys completed, City of Lake City water and gas availability letters, "FEMA Fermette" for the site and surrounding acreage, preliminary FDOT approval for road connection and detailed information documenting the housing market imbalance within Columbia County along with examples of the finished product.

2. Recommended Motion/Action:

Approve an ad valorem tax rebate of 95% for five years for Project Ava Crest.

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 19-4S-17-08496-000 (31632) | SINGLE FAMILY (0100) | 10 AC
BEG 855 FT N OF SE COR OF NW1/4 OF NE1/4, RUN N 295 FT, W TO SR-47, SW 301 FT, E TO POB. AKA TRACT # 4.
DC 1228-2046, PB 1278-2056, PR 1291-1191, WD

TRISKAL LLC		2024 Working Values	
Owner:	1231 WEST NORTHERN LIGHTS BLVD	Mkt Lnd	\$300,000
	#911	Ag Lnd	\$0
	ANCHORAGE, AK 99503	Bldg	\$82,651
Site:	2751 SW STATE ROAD 47, LAKE CITY	XFOB	\$1,550
Sales	2/21/2024 \$485,000 I (Q)	Just	\$384,201
Info	3/17/2022 \$100 I (U)		
	3/11/2022 \$450,000 I (Q)		

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/5/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Haymar Group, LLC.

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1/17/2025

Columbia County Economic Development

971 Duval Street, Suite 150

Lake City, FL 32055

Attention:

Columbia County Economic

Development Director, Jennifer (Goff) Daniels

386 758 1033

jgoff@columbiacountyfla.com

Dear Jennifer,

Please accept this 2 page letter as our request to please process, A.S.A.P., a Residential Development Economic Incentive in the form of a TAX REBATE, as previously created and adopted by the C.C.B.O.C.C. on May 21, 2020, (copy attached) for our fully Zoned and FLUM approved RMF 2, 60 door/30 Duplex residential Development, AKA: "Ava Crest".

Under the previously approved Housing Incentive Criteria "score card" this will be a 95% annual rebate for 5 years due to the capital investment value being estimated to be 10 million dollars.

All of the other required criteria will be met as well.

We are happy to create and submit a full package including the following ownership and site information, due diligence, discovery, entitlement and engineering design details:

- 1) Site Location Map and Elevation Survey
- 2) Owners' authorization for our client representation allowing: HAYMAR, (Dylan and I) to engage and process this request.
- 3) Zoning and F.L.U. Application and final approvals of same.
- 4) Phase 1 ESA Report
- 5) Geotechnical Analysis and Report
- 6) Ecological and Endangered Species Analysis and Report
- 7) Estimate/Proposal to Mitigate the 23 Gopher Tortoises found on the site
- 8) Engineered Sketch Plan "Ava Crest draft design"
- 9) Engineered "Final Construction Drawings or T-Plat" available detail we have created on the roads and SWMS/Retention and common area design.
- 10) DOT road connection preliminary design approval

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- 11) City of Lake City "Water and Nat. Gas availability confirmation"
- 12) Examples of likely Duplex Façade Designs and Floor Plans
- 13) "FEMA Firmette" for the Site and surrounding acreage
- 14) Economic Impact Analysis of similar project and extrapolation and summary of current site adjusted for type and unit counts.
- 15) Detailed documentation showing Housing Market Imbalance and all required criteria under the "Needs Assessment" detail required in the previously approved housing incentive.

If anything needs to be added, please advise?

We are preparing to submit this site for Preliminary Plat approval in mid to late February.

Justification for this request:

- 1) Our required DD included a Preliminary Wetland, Threatened and Endangered Species Report from ECS Florida, LLC that we received on November 26, 2024. This report (attached) clearly indicates the presence of at least 23 active Gopher Tortoise burrows on the site. These must be managed according to Rule 68A-27.003 of the FAC, as per the FWC. Estimated costs to collect, and relocate the tortoises are between \$180 and \$200K. This cost creates an extraordinary financial hardship on this project and without relief from an incentive as requested, will make this project economically unfeasible.
- 2) The cost to create a common area amenity is also high and will increase, should our request be approved. We have planned a useable open space with some amenities at the entrance of our community which will be connected to the sidewalk on SR 47. This "parklet" or "pocket park" will become quasi-public through the MSBU process and our design plans will accommodate enhanced public and resident usability. Including a picnic table and shade cloth canopy along with the sidewalk and vehicular separation devices will increase the developers cost by approximately 48K. Without the requested incentive, these items can not be justified financially.

Please let us know if you have any suggestions or questions. We are available anytime to discuss this with you or your staff.

Providing this proposed package and request is suitable, please place us on the EDAB agenda for the first available opportunity and we will deliver the full request package ASAP.

Sincerely,

Tim Williams, Consultant

Dylan Adams, Manager