

COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JANUARY 28, 2010
7:00 P.M.
AGENDA

Invocation

Pledge to U.S. Flag

Public Hearing(s):

- V 0273 - Witt Land LLC, requesting a reduction in the number of required parking spaces from 56 to 52 for a Dollar General Store (see SDP 10-01). Located at the southeast corner of U.S. Highway 441 and State Road 238.
- V 0274 - Buckles, requesting a reduction in the north side setback requirement from 25 feet to 11 feet. Located on SW Duckett Court.

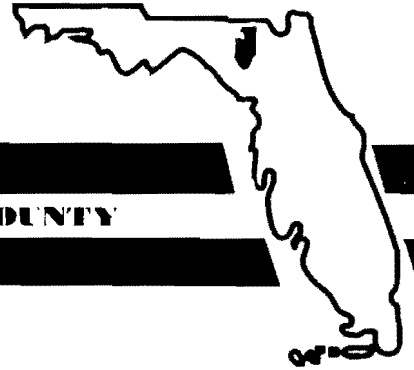
Staff Matters:

Approval of Minutes;

September 29, 2009 minutes

November 23, 2009 minutes

District No. 1 - Ronald Williams
District No. 2 - Dewey Weaver
District No. 3 - Jody DuPree
District No. 4 - Stephen E. Bailey
District No. 5 - Scarlet P. Frisina



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Date: 14 January 2010
To: Board of Adjustment/Planning and Zoning Board Members
From: Brian L. Kepner, County Planner *BLK*
Re: CPA 0200 (Country Village Properties, LLC)

Please find attached a copy of the e-mail from Brett Crews who is acting as agent for Country Village Properties, LLC requesting the withdrawal of their small scale land use amendment for the one (1) acre located on State Road 47 in front of Country Village Subdivision.

Brian Kepner

From: Brett Crews [brett@crewsengineeringservices.com]
Sent: Friday, December 18, 2009 12:16 PM
To: Brian Kepner
Subject: Country Village Properties: CPA 200, Cancel Request

Brian,

This is to inform the county that Country Village Properties would like to cancel its request for land use change CPA 200. As of July 23, 2009 at the Planning and Zoning Board meeting, the request was tabled for 6 months.

They will revisit the request at some time in the future when it is economically feasible to move forward with design and permitting a development on the property.

Please let me know if you have any questions or require additional action to cancel CPA 200.

Thanks,

Brett A. Crews, P.E.
Crews Engineering Services, LLC
P.O. Box 970
Lake City, FL 32056
Phone: 386.754.4085

APPEAL FOR VARIANCE

TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE-FOR OFFICE USE ONLY

Date Filed 5 JAN 2010 Variance Request No. V- 0273 Received By BLK

Date Set for Hearing 28 JAN 2010 Date Hearing Held _____

Published Notice Made 15 JAN 2010 Newspaper LAKE CITY REPORTER

Fee Paid--Receipt No. 4031 Amount \$750.00 Date 5 JAN. 2010

Comments: (indicate other actions such as continuances) _____

Action by Board On Request for a Variance _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Terry N. Dicks (Managing Member), Witt Land, LLC

Address 4458 S US Hwy 441, Lake City, FL

Zip 32025 Phone 386.397.6300

Any other persons having any ownership, interest in subject property? Yes X No _____

If Yes, list such persons Brian S. Crawford (Concept Construction, Inc.)

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman, Board of Adjustment, MUST be attached to this application at the time of submittal stating such appointment.

Title Holders Representative (Agent), if applicable Brett A. Crews

Address P.O. Box 970, Lake City, FL

Zip 32056 Phone 386.754.4085

A variance is requested in conformity with the powers vested in the Board to permit the

Reduction of required off-street parking spaces

(Insert use or construction proposed)

on the property described below, and in conformity with the plans on permit number _____,
dated 1-4-2010.

Location and Use

Legal Description See Warranty Deed

Tax Parcel Number A portion of 03-65-17-09565-00 See legal description

Location or Address of Property SE corner of US 441 and SR 238 in Ellisville

Size of Property 2.11 acres

Present Use Residential

(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category Commercial Highway Interchange

Zoning District Commercial Highway Interchange

Actions by Applicant on Property

Permit applied for and denied? _____ YES X NO _____ Permit Application No. BPA- _____

A previous appeal _____ was _____ made with respect to these premises,

X was not _____ Appeal Application No. _____

Reasons for Request for a Variance

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone.

Too narrow _____

Elevation _____

Other FEMA Flood Line

Too small _____

Slope _____

(specify)

Too shallow _____

Shape _____

1. Describe the items checked, giving dimensions where appropriate: The revised FEMA Flood Map for this area shows a flood zone on the property. Though the lines are inaccurate, SRWMD requires additional stormwater retention and compensating storage to ensure no increase in the 100yr flood stage

2. How do the above stated conditions prevent any reasonable use of your land under the terms of the Zoning Regulations? _____

The additional stormwater requirements prevent the site plan from having the required off-street parking (4 spaces)

4. To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Regulations or applicable part thereof became effective? YES X NO _____

If "NO" explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a variance)

5. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway)

YES _____ NO X If "YES", Please describe _____

6. Which of the following types of modifications will allow you a reasonable use of your land?

Change in setback requirement? _____

Change in lot coverage requirement? _____

Change in side yard requirement? _____

Change in offstreet parking requirement? X

Change in area requirement? _____ Other _____

7. State the section of the Zoning Regulations for which a Variance is requested. Section 4.15.13 (1)

8. State what is the Variance requested, giving distances where appropriate. _____

Reduce the amount of off-street parking required from

56 space to 52 spaces.

9. Are the conditions of hardship for which you request a Variance true only of your property? Yes X No ____ If not, how many other properties are similarly affected?

10. Will the grant of a Variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Regulations? yes Elaborate There will be adequate
parking for the proposed commercial establishment. Existing similar facilities
never utilize all parking provided.

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

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)



(Signature)

Title Holder(s) or Authorized Agent

1-4-2010

Date

NOTICE TO APPLICANTS

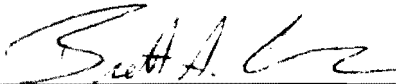
A Variance is a zoning adjustment which permits minor changes or dimensional requirements where individual properties are both harshly and uniquely burdened by the strict application of the Zoning Regulations. The power to vary is restricted and degree of Variance is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variance are specifically prohibited. "Variance" means the modification of the dimensional requirements of a zoning district and does not include the substitution of uses assigned to other districts.

SIGNS POSTED FOR BOARD HEARINGS .

The Columbia County Zoning Regulations require that properties for which a Land Use Change, Zoning Change, Special Exception, or Variance is requested' must be posted by the Building and Zoning Department for a minimum period of one *week* prior to the Planning and Zoning Board's hearing. Once the property is posted, it is the property owner's responsibility to keep the property posted until after the final hearing of the Planning and Zoning Board. If the request is one that must also be heard by the Board of County Commissioners, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing of that Board.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Building and Zoning Department so that the property can be reposted. If the property is not properly posted until all hearings of the Planning and Zoning Board and/or the Board of County Commissioners are completed, both Boards reserve the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period.

I have read the above statement and understand that I am responsible for keeping my property properly posted until all hearings on my requested are completed.



Applicant's Signature

1-4-2010

Date

LEGAL DESCRIPTION FOR V 0273;

A parcel of land lying within Section 3, Township 6 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the East line of said Section 3 and the Southerly right-of-way line of State Road 238; thence South $88^{\circ}01'45''$ West along said Southerly right-of-way line of State Road 238 a distance of 926.91 feet to the Point of Beginning; thence South $01^{\circ}58'04''$ East 263.30 feet; thence South $88^{\circ}31'48''$ West 352.50 feet to the Easterly right-of-way line of U.S. Highway 441 (State Road 25); thence North $01^{\circ}36'24''$ West along said Easterly right-of-way line of U.S. Highway 441 (State Road 25) a distance of 242.30 feet to a point on a curve concave to the Southeast having a radius of 50.00 feet and a central angle of $26^{\circ}55'26''$; thence Northeasterly along the arc of said curve, still being on the Easterly right-of-way line of U.S. Highway 441 (State Road 25) a distance of 23.50 feet to said Southerly right-of-way line of State Road 238; thence North $88^{\circ}01'45''$ East along said Southerly right-of-way line of State Road 238 a distance of 336.10 feet to the Point of Beginning.

Containing 2.11 acres, more or less.

To Whom It May Concern:


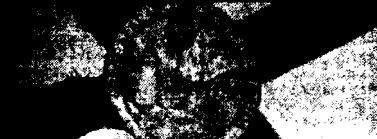
I, Terry N. Dicks, a managing member of Witt Land LLC, owner of Parcel #03-6S-17-09565-000 in Columbia County, Florida, do hereby give authorization to Brett A. Crews, PE of Crews Engineering Services, LLC and Brian S. Crawford of Crawford Linton, LLC (Developer) to act as agents and applicants on my behalf in matters concerning permitting the construction and development of said property related to the proposed Dollar General Store.

The proposed project is on a portion (+/-2.1 Acres) of parcel #03-6S-17-09565-000, planned to be purchased by the developer.

Sincerely,

A handwritten signature in black ink, appearing to read "T. N. Dicks", written in a cursive style.

Terry N. Dicks
Managing Member, Witt Land, LLC

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help
Previous on List	Next on List	Return To List		Entity Name Search	
No Events	No Name History	<input type="button" value="Submit"/>			
Detail by Entity Name					
Florida Limited Liability Company					
WITT LAND, LLC					
Filing Information					
Document Number L07000114216					
FEI/EIN Number N/A					
Date Filed 11/09/2007					
State FL					
Status ACTIVE					
Principal Address					
4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Mailing Address					
4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Registered Agent Name & Address					
DICKS, N. TERRY 4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Manager/Member Detail					
Name & Address					
Title MGR					
DICKS, N. TERRY 4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Annual Reports					
Report Year Filed Date					
2008 03/20/2008					
2009 04/23/2009					
Document Images					
04/23/2009 -- ANNUAL REPORT		<input type="button" value="View image in PDF format"/>			
03/20/2008 -- ANNUAL REPORT		<input type="button" value="View image in PDF format"/>			
11/09/2007 -- Florida Limited Liability		<input type="button" value="View image in PDF format"/>			
Note: This is not official record. See documents if question or conflict.					
Previous on List	Next on List	Return To List		Entity Name Search	
No Events	No Name History	<input type="button" value="Submit"/>			
Home Contact Us Document Searches E-Filing Services Forms Help					
Copyright © and Privacy Policies Copyright © 2007 State of Florida, Department of State.					

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 07-181

Property Appraiser's
Parcel Identification No.
09565-000

Recording Fee \$ 31.00
Documentary Stamp \$ 7832.90

Inst:200712025569 Date:11/15/2007 Time:1:43 PM
Doc Stamp-Deed:8832.90
OC,P DeWitt Cason,Columbia County Page 1 of 3

WARRANTY DEED

THIS INDENTURE, made this 12th day of November 2007, BETWEEN
LELAND JOHNSTONE COBB, JR. a/k/a L.J. COBB, JR., and his wife,
MAURCINE WITT COBB, individually, and LELAND JOHNSTONE COBB, JR.
a/k/a L.J. COBB, JR. and MAURCINE WITT COBB, as Trustees of the
Maurcine Witt Cobb Revocable Trust Agreement dated May 22, 2000,
whose post office address is 271 SE Cobb Ct, Lake City, Florida
32025, of the County of Columbia, State of Florida, grantor*, and
WITT LAND, LLC, a Florida limited liability company, whose post
office address is 4458 S US Highway 441, Lake City, Florida 32025,
of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of
the sum of Ten Dollars (\$10.00), and other good and valuable
considerations to said grantor in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantee, and grantee's heirs and assigns forever,
the following described land, situate, lying and being in Columbia
County, Florida, to-wit:

SEE SCHEDULE A ATTACHED AND MADE A PART HEREOF.

SUBJECT TO: Easements of record, if any.

and said grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as
context requires.


IN WITNESS WHEREOF, grantor has hereunto set grantor's hand
and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


(First Witness)
Terry McDavid
Printed Name

 (SEAL)
LELAND JOHNSTONE COBB, JR.,
Individually



(Second Witness)
DeEtte F. Brown
Printed Name

 (SEAL)
MAURCINE WITT COBB,
Individually

MAURCINE WITT COBB REVOCABLE
TRUST DATED MAY 22, 2000


(First Witness)
Terry McDavid
Printed Name

By:  (SEAL)
LELAND JOHNSTONE COBB, JR., as
Trustee



(Second Witness)
DeEtte F. Brown
Printed Name

By:  (SEAL)
MAURCINE WITT COBB, as
Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th
day of November 2007, by LELAND JOHNSTONE COBB, JR. a/k/a L.J.
COBB, JR., and his wife, MAURCINE WITT COBB, individually, and
LELAND JOHNSTONE COBB, JR. a/k/a L.J. COBB, JR. and MAURCINE WITT
COBB, as Trustees of the Maurcine Witt Cobb Revocable Trust
Agreement dated May 22, 2000, who are personally known to me or who
have produced _____ as identification and who did not
take an oath.

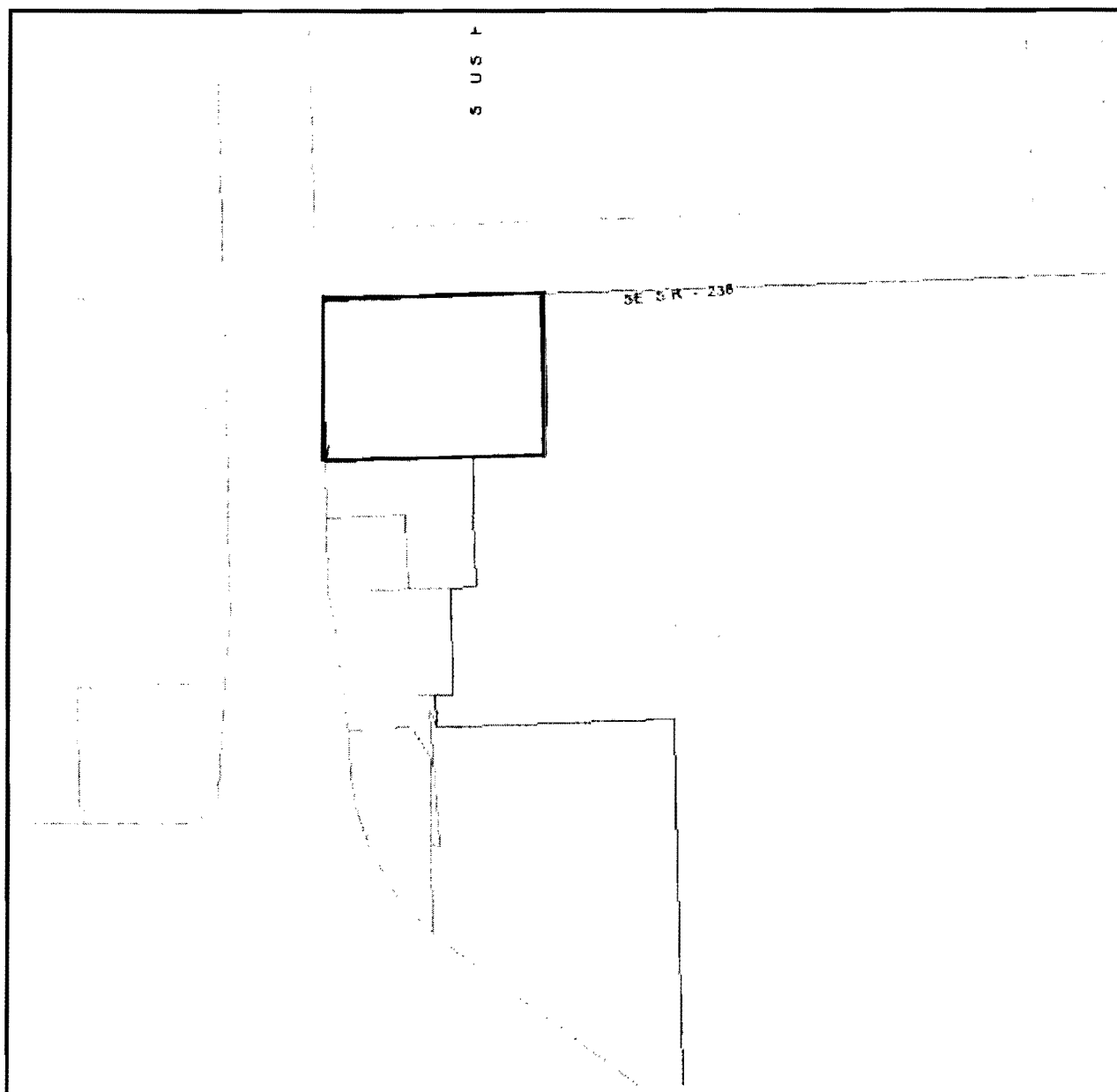
My Commission Expires:


Notary Public



SCHEDULE A

BEGIN at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of State Road 238 and run South 00°53'43" East along said East line of Section 3 a distance of 1865.85 feet to a point on the Northerly Limited Access Right-of-Way line of State Road 93 (Interstate Highway 75); thence North 66°05'40" West along said Northerly line a distance of 122.94 feet; thence North 52°49'10" West still along said Northerly line a distance of 745.50 feet; thence North 01°27'32" West a distance of 646.45 feet; thence South 85°20'26" West along the Easterly extension of and the North line of a parcel of land recorded in O.R. Book 960, Page 2560 of the Public Records of Columbia County, Florida a distance of 364.59 feet to a point on the East line of a parcel of land recorded in O.R. Book 1065, Page 292 of the Public Records of Columbia County, Florida; thence North 01°41'47" West along said East line a distance of 60.29 feet to the Southeast corner of a parcel of land recorded in O.R. Book 1081, Page 2346 of the Public Records of Columbia County, Florida; thence continue North 01°41'47" West along the East line of said parcel of land a distance of 175.11 feet to a point on the South line of a parcel of land recorded in O.R. Book 556, Page 498 of the Public Records of Columbia County, Florida; thence North 89°14'17" East along said South line a distance of 40.00 feet to the Southeast corner of said parcel of land recorded in O.R. Book 556, Page 498 of the Public Records of Columbia County, Florida; thence North 01°28'21" West along the East line of said parcel of land a distance of 215.00 feet to the Northeast corner of said parcel of land; thence South 88°31'48" West along the North line of said parcel of land a distance of 240.24 feet to a point on the Easterly Right-of-Way line of U.S. Highway 441 (State Road 25); thence North 01°36'24" West along said Easterly Right-of-Way line of U.S. Highway 441 (State Road 25) a distance of 242.30 feet to a point on a curve concave to the Southeast having a radius of 50.00 feet and a central angle of 26°55'26"; thence Northeasterly along the arc of said curve, still being said Easterly Right-of-Way line of U.S. Highway 441 (State Road 25) a distance of 23.50 feet to a point on the Southerly Right-of-Way line of State Road 238; thence North 88°01'45" East along said Southerly Right-of-Way line of State Road 238 a distance of 1263.01 feet to the POINT OF BEGINNING.



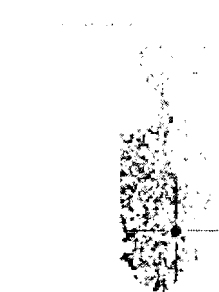
Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

PARCEL: 03-6S-17-09565-000 - IMPROVED A (005000)

Name: WITT LAND LLC	LandVal	\$19,500.00
Site: COBB	BldgVal	\$0.00
Mail: 4458 US HWY 441	ApprVal	\$30,836.00
LAKE CITY, FL 32025	JustVal	\$686,265.00
Sales	Assd	\$30,836.00
Info	Exmpt	\$0.00
	County:	\$30,836.00 City:
		\$30,836.00
	Other:	\$30,836.00 School:
		\$30,836.00
	Taxable	

0 110 220 330 ft



This information, GIS Map Updated: 11/13/2009, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

APPEAL FOR VARIANCE

TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE-FOR OFFICE USE ONLY

Date Filed 6 JAN. 2010 Variance Request No. V- 0274 Received By BLK
Date Set for Hearing 28 JAN. 2010 Date Hearing Held _____
Published Notice Made 15 JAN. 2010 Newspaper LAKE CITY REPORTER
Fee Paid--Receipt No. 4033 Amount \$750.00 Date 6 JAN. 2010

Comments: (indicate other actions such as continuances) _____

Action by Board On Request for a Variance _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Bryan & Summer Buckles.
Address 322 SW Duckett CT Lake City, FL
Zip 32024 Phone 386-754-8485

Any other persons having any ownership, interest in subject property? Yes _____ No X

If Yes, list such persons _____

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman, Board of Adjustment, MUST be attached to this application at the time of submittal stating such appointment.

Title Holders Representative (Agent), if applicable _____

Address _____

Zip _____ Phone _____

A variance is requested in conformity with the powers vested in the Board to permit the

Three car carport & Storage Bldg.

(Insert use or construction proposed)

on the property described below, and in conformity with the plans on permit number N/A.,
dated _____.

Location and Use

Legal Description Comm SW COR OF SE 1/4, Run N 1041.03 Ft. to POB, Cont N
164.26 Ft., E 145 Ft. to W R/W of a CO RD, S along R/W 164.26

Tax Parcel Number 06-48-16-02788-013

Location or Address of Property 322 SW Duckett CT. LC 32024

Size of Property .55 Acres.

Present Use Residential
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category _____

Zoning District _____

Actions by Applicant on Property

Permit applied for and denied? _____ YES X NO _____ Permit Application No. BPA- _____

A previous appeal _____ was _____ made with respect to these premises,
X was not _____ Appeal Application No. _____

Reasons for Request for a Variance

Please note that the following questions must be answered completely. If additional space is
needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone.

Too narrow X

Elevation _____

Other X

Too small _____

Slope _____

(specify)

Too shallow _____

Shape _____

1. Describe the items checked, giving dimensions where appropriate: Parcel has existing home centered on lot, Renovations call for A Three car carport built to the North of Home allowing 11' 6³/₄" inches to property line

2. How do the above stated conditions prevent any reasonable use of your land under the terms of the Zoning Regulations? _____

Existing 25' setback would not allow the construction of Carport.

4. To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Regulations or applicable part thereof became effective? YES X NO _____

If "NO" explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to a variance)

5. Are the conditions on your property the result of other man-made changes (such as relocation of a road or highway)

YES _____ NO X If "YES", Please describe _____

6. Which of the following types of modifications will allow you a reasonable use of your land?

Change in setback requirement? _____

Change in lot coverage requirement? _____

Change in side yard requirement? X

Change in offstreet parking requirement? _____

Change in area requirement? _____ Other _____

7. State the section of the Zoning Regulations for which a Variance is requested. _____

8. State what is the Variance requested, giving distances where appropriate. 10' Side Setback on
North side of property

9. Are the conditions of hardship for which you request a Variance true only of your property? Yes X No If not, how many other properties are similarly affected?

10. Will the grant of a Variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Regulations? Yes Elaborate multiple properties on our street
have buildings encroaching on the 25' Side Setbacks.

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

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)

Sumner Buckles [Signature]
(Signature) in

Title Holder(s) or Authorized Agent

1-5-10

Date

NOTICE TO APPLICANTS

A Variance is a zoning adjustment which permits minor changes or dimensional requirements where individual properties are both harshly and uniquely burdened by the strict application of the Zoning Regulations. The power to vary is restricted and degree of Variance is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variance are specifically prohibited. "Variance" means the modification of the dimensional requirements of a zoning district and does not include the substitution of uses assigned to other districts.

1. A Variance recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Regulations. Where hardship conditions extend to other properties a Variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Regulations.

2. You must prove that the combination of the Zoning Regulations and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variance: (1) Proof that a Variance would increase the financial return from the land, (2) Personal hardship, (3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Regulations would encourage and condone violation of the law.

3. No Variance may be granted which adversely affect surrounding property or the general neighborhood. All Variances must be in harmony with the intent and purposes of the Zoning Regulations.

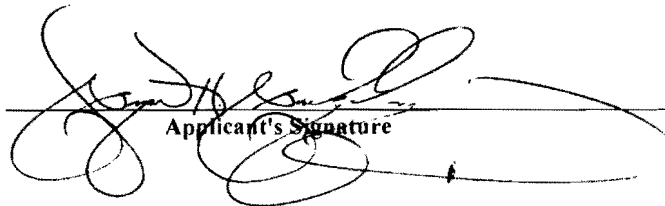
3. An appeal from a decision of the Board of Adjustment may be taken to the circuit court having jurisdiction in the County for judicial relief within thirty (30) days after the rendition of the decision by the Board of Adjustment.

SIGNS POSTED FOR BOARD HEARINGS .

The Columbia County Zoning Regulations require that properties for which a Land Use Change, Zoning Change, Special Exception, or Variance is requested' must be posted by the Building and Zoning Department for a minimum period of one *week* prior to the Planning and Zoning Board's hearing. Once the property is posted, it is the property owner's responsibility to keep the property posted until after the final hearing of the Planning and Zoning Board. If the request is one that must also be heard by the Board of County Commissioners, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing of that Board.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Building and Zoning Department so that the property can be reposted. If the property is not properly posted until all hearings of the Planning and Zoning Board and/or the Board of County Commissioners are completed, both Boards reserve the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period.

I have read the above statement and understand that I am responsible for keeping my property properly posted until all hearings on my requested are completed.


Applicant's Signature

1-5-10

Date

3

Inst: 2003021687 Date: 10/03/2003 Time: 14:44
Doc Stamp-Deed : 851.00
MLK DC, P. DeWitt Cason, Columbia County B: 996 P: 1525

Return to (enclose self addressed stamped envelope)

Name

Address

This instrument prepared by
10010 San Pedro, Suite 800
San Antonio, TX 78216
364068 1490438
Melinda Perez

Grantee Name and S S #

Grantee Name and S S

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Special Deed

Made this **30th** day of **September, 2003**, A.D.

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

• **Between** Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation, a corporation existing under the laws of the State of New York having its principal place of business located at 16260 North 71st Street, Scottsdale, AZ 58254, grantor, and **Summer Dunlap, a single person and Bryan Buckles, a single person, as joint tenants with full rights of survivorship** of the County of **Columbia** and State of **Florida** grantee, whose mailing address is: **Rt. 11 Box 113-E, Lake City, FL 32024**

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the County of Columbia, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

CORPORATE DOCUMENT ATTACHED HERETO AND MADE A PART HEREOF

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land.

Inst:2003021697 Date:10/03/2003 Time:14:44
Doc Stamp-Deed : 651.00
711K DC,P. DeWitt Cason, Columbia County B:996 P:1526

In Witness Whereof, the said grantor has caused these presents to be signed in its name by its Assistant Secretary and its corporate seal to be affixed the day and year above written.

(Corporate Seal)

Prudential Residential Services, Limited Partnership, a
Delaware Limited Partnership

By: Prudential Homes Corporation, its General Partner

By Beverly P. Clark

Printed Name BEVERLY P. CLARK
Its Assistant Secretary

Signed, Sealed, and Delivered in our presence:

Witness 1 Jenny M. Murrell

Printed Signature Jenny M. Murrell

Witness 2 Tanya R. Murrell

Printed Signature Tanya R. Murrell

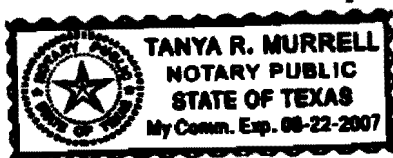
State of Texas

County of Bexar

I Hereby Certify, That on this 23rd day of Sept A.D. 2003
before me personally appeared Beverly P. Clark, the Assistant Secretary of
Prudential Homes Corporation, a New York corporation, General Partner of Prudential Residential Services, Limited
Partnership, a Delaware Limited Partnership, to me known to be the person described in and who executed the
foregoing conveyance to

and severally acknowledged the execution thereof to be the free act and deed as such officer, for the uses and purposes
therein mentioned; and that he/she affixed thereto the official seal of said corporation, and the said instrument is the act
and deed of said corporation.

Witness my signature and official seal in the County of Bexar and State of Texas,
the day and year last aforesaid.



Tanya R. Murrell
Notary Public
Printed Signature Tanya R. Murrell

My Commission Expires 8-22-07

Serial Number, if any _____

Seal

File No.: 364068

Customer File No.: 1490438

Exhibit "A"

See Exhibit "A" attached hereto and made a part hereof.

Commence at the Southwest corner of the Southeast 1/4 of Section 6, Township 4 South, Range 16 East, Columbia County, Florida and run N 01° 20' 09" W, along the West line of said Southeast 1/4 a distance of 1041.03 feet to the Point of Beginning; thence continue N 01° 20' 09" W still along said West line 164.26 feet; thence N 88° 42' 46" E 145.00 feet to the Westerly Right of Way line of County Graded Road; thence S 01° 20' 09" E, along said Westerly Right of Way Line 164.26 feet; thence S 88° 42' 46" W, 145.00 feet to the Point of Beginning.

Inst: 2003021697 Date: 10/03/2003 Time: 14:44
Doc Stamp-Deed : 651.00
MLK DC, P. Dewitt Cason, Columbia County B: 996 P: 1527

CERTIFICATION

May 28, 2003

I hereby certify that I am a duly elected and acting Assistant Secretary of Prudential Homes Corporation (the "Corporation"), a New York corporation (formerly known as Merrill Lynch Mortgage Corporation), general partner of Prudential Residential Services, Limited Partnership, a Delaware limited partnership (formerly known as Merrill Lynch Realty Operating Partnership, L.P.), d/b/a Prudential Relocation, and, as such, am duly authorized to make this certification.

I hereby further certify that the following resolutions are resolutions that were adopted at a special meeting of the Board of Directors of the Corporation on August 4, 1987 and were amended by the Board of Directors of the Corporation on November 2, 1987, May 26, 1988, March 26, 1990, December 17, 2001, and June 25, 2002:

"RESOLVED, that Prudential Homes Corporation (the "Corporation"), in its capacity as managing general partner of Prudential Residential Services, Limited Partnership, a Delaware limited partnership (the "Partnership"), hereby authorizes the President, Secretary, or any Vice President, Assistant Vice President or Assistant Secretary of the Corporation listed in Exhibit "A" of these resolutions (which Exhibit shall be updated by the Corporation from time to time) to be, and each of them hereby is: authorized and empowered to prepare, execute and deliver releases, assignments, satisfactions, discharges and any documents relating thereto relative to mortgage loans owned or serviced by the Partnership; authorized and empowered to make, execute and deliver all deeds of conveyancing and other instruments necessary, proper or desirable to be executed by the Partnership for and in connection with a conveyance of title to real property or other property held by it and necessary or desirable to be conveyed, and to execute and deliver any and all instruments necessary and proper to be executed to release any and all liens held by the Partnership, to sign and execute any notices of default and notices of sale of property held by the Partnership to secure an obligation or indebtedness; and authorized and empowered to affix the Corporation name and seal to all or any thereof or to any document necessary and desirable to effect or facilitate the transfer or conveyance of such real or other property or to effect or facilitate the release, assignment, satisfaction or discharge of such mortgage loans;" and it is

"FURTHER RESOLVED, that the President, Secretary, or any Vice President, Assistant Vice President or Assistant Secretary of the Corporation listed in Exhibit "A" of these resolutions (which Exhibit shall be updated by the Corporation) are hereby authorized and empowered to execute the above-referenced documents on behalf of Prudential Residential Services, Limited Partnership in Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Jersey, New Hampshire, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Puerto Rico, Rhode Island, South Carolina, South Dakota,

Inst: 2003021697 Date: 10/03/2003 Time: 16:44
Doc Stamp-Deed : 651.00
MHC, P. Deed It Cason, Columbia County E: 996 P: 1528


Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, and Wyoming;" and it is

"FURTHER RESOLVED, that Prudential Homes Corporation (the "Corporation"), in its capacity as managing general partner of Prudential Residential Services, Limited Partnership (the "Partnership") hereby authorizes the President, Secretary, or any Vice President of the Corporation to designate such attorneys-in-fact as are necessary to carry out the intent of the foregoing resolutions".

I hereby further certify that, as of the date hereof, said resolutions are in full force and effect and have not been revoked.

I hereby further certify that, as of the date hereof, the persons named below are duly elected or appointed and acting officers of the Corporation and you are entitled to rely on this Certification for a period of sixty (60) days from the date hereof.

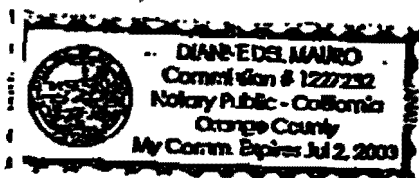
Given under my hand and seal of said Company on May 28, 2003.


By: Susanne E. Schaller
Its: Assistant Secretary

STATE OF CALIFORNIA)
)ss.
COUNTY OF ORANGE)

Inst: 2003021697 Date: 10/03/2003 Time: 14:44
Doc Stamp-Deed : 651.00
MK DC, P. Dewitt Cason, Columbia County B: 996 P: 1529

The foregoing instrument was acknowledged before me on May 28, 2003, by Susanne E. Schaller, an Assistant Secretary of Prudential Homes Corporation, a New York corporation, on behalf of this corporation.



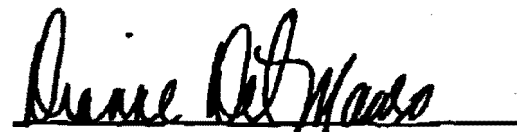

Notary Public

EXHIBIT "A"
PRUDENTIAL HOMES CORPORATION

Dir extors.

Pat. David Franzetta
 Ma gery M. Marshall
 Joh : R. Van Der Wall

Inst:200302169/ Date:10/03/2003 Time:14:44
Doc Stamp-Deed : 651.00
mk DC, P. Dewitt Cason, Columbia County B:996 P:1530

Executive Officers

John R. Van Der Wall
Margery M. Marshall
Paul David Franzetta
James R. Schneider
Michael Nimer
Michael E. Wasenius

Chairman of the Board
President
Executive Vice President
Executive Vice President
Senior Vice President
Senior Vice President, Secretary and General Counsel

C. Edward Chaplin
William Andrea
Mark K. Artinger
David J. Bencivengo
Martin E. Capuano
Joseph M. Cardini
Frank T. D'Aquila
Louis DeGloria
David Gray
Mark Grippio
Linda M. Graczyk
Raymond A. Gronowski
Michel F. Hanet
Jonathan Hubbell
Scott D. Hunt
Steven M. John
Charles E. Larson
Teresa M. Maloney
Benjamin J. Mansfield
Patricia M. Mansur-Brown
William G. Nemer
John O'Connell
Rosemarie O'Connor
Barbara Z. Overbay
Patricia A. Panikaitis
Vivian Renjen
Scott G. Sleyster
Graham P. Suppanz
Kathy Van Der Linde
Steven R. Wester

[illegible]

Assistant Vice Presidents

Robert Atchinson
Timothy J. Bunt
Michael F. Cazalet
Teri Cooling
Guillermo Higuera
John P. Keogh
Gerard J. Lullo
Frank McNamee
Nancy A. Monk
Kathleen Morris
Alexander Muliero
Eric Warson

Inst: 2003021697 Date: 10/03/2003 Time: 14:44
Doc Stamp-Deed : 851.00
mk DC, P. DeWitt Cason, Columbia County B: 996 P: 1531

Assistant Secretaries

Gloria Marlene Adams
Sharon K. Adkinson
Debbie Allan
Kelly K. Anderson
William Andrea
Danelle Androy
Joanne Arnevik
Florence M. Baird
Deborah Barth
David Bell
Marie A. Bock
Jef L. Bonistalli
Vesie A. Bosse
Julian Brooks
Cathy A. Brown
Matthew W. Brownlee
Keri Bryant
Lorraine Chalecki
Teresa K. Chalmers
Janet Chamblee
Kimberly C. Clare
Beverly G. Clark
Karen Ann Clark
Alicia M. E. Cunningham
Lorell Cunningham
Jill D'Amico
Margaret G. Dahlem
Dianne L. Del Mauro
Francene DePrez
Carol Dillon
Kevin J. Dircks
Joan Dockins

James Dotoratos
Jennifer Elias
Bernadette Fargo
Rachel K. Frenette
Elizabeth E. Gabinski
Karen Gack
Kirsten Galloway
Sandra P. Gandara
Patricia A. Gantner
Georgia T. Garnecki
Marilyn F. Gawlik
Alynn Gebhardt
Kathleen M. Gibson
Nancy Gilham
Geraldine Mary Glendon
Shannon Goedeke
Thomas L. Goodkind
Linda Gracyk
Mary Carol Greve
Sheila Griffin
Jan Gyore
Barbara R. Hale
Tia Hamlin
Glen C. Hansen
Leon A. Harla
Andrew S. Hartsock
Penny L. Harvey
Michael Heiens
Stephen Hassel
Don Hicks
Janet Hicks
Ellen J. Holman

Brigid Hopper-Walls
Nancy M. Houghtaling
Lou Ann Howerton
Richard R. Hoyt
Phyllis Hughes
Patricia M. Jacknick
Carole Johnson
Ann Karns
Brenda L. Katt
Paula L. Keats
Delorah A. Kelly
John P. Knapp
Norma Kopf
Anne Layton
Matilda Leonard
Delra A. Mack
Cindy Madden
Peter S. Maglaris
Janet W. Mayer
Barbara Mayfield
Mary McDonald
Anita Mehta
Barbara Merrell
Alice A. Michalek
Robin Micinilio
William Jeff Morris
Dorinda Nash
Arnold E. Neumann
Jarvis Oxtoby
Connie S. Pearson
Theresa A. Pope
Richard Posterick
Elizabeth T. Powezjak
Michele Puckett
Priscilla Ramos
Julia Rangel
Joyce Raquet
John Resetar
Martha M. Robbins
Kimberley D. Robinson
Deborah Rolph-Barclay
Adele Rota
Christine P. Russell
Karen Ryan
Teresa Santangelo
Suzanne E. Schaller
Shirley Shivers
Letha A. Southard
Ruth Ann Stolhanske

Linda Straw
Jennifer Sue-Chuck
Glenn Suppanz
Barbara Teylor
Becky Terrell
Stephen D. Townsend
Lehman Vaughn
Gail E. Veliz
Patti Ward
Monica Ann Warden
Rebecca Weissman
Susan R. Whalin
Rene C. Williams
Stacey Williams
Lowell Wolfson

Assistant Controller

Robert K. Bishop
Paul F. Blum
David Campen
Martin P. Chotiner
Dominic Fiore
Craig M. Moskowitz
Janice F. Pavlou
Mary Ellen Yourth

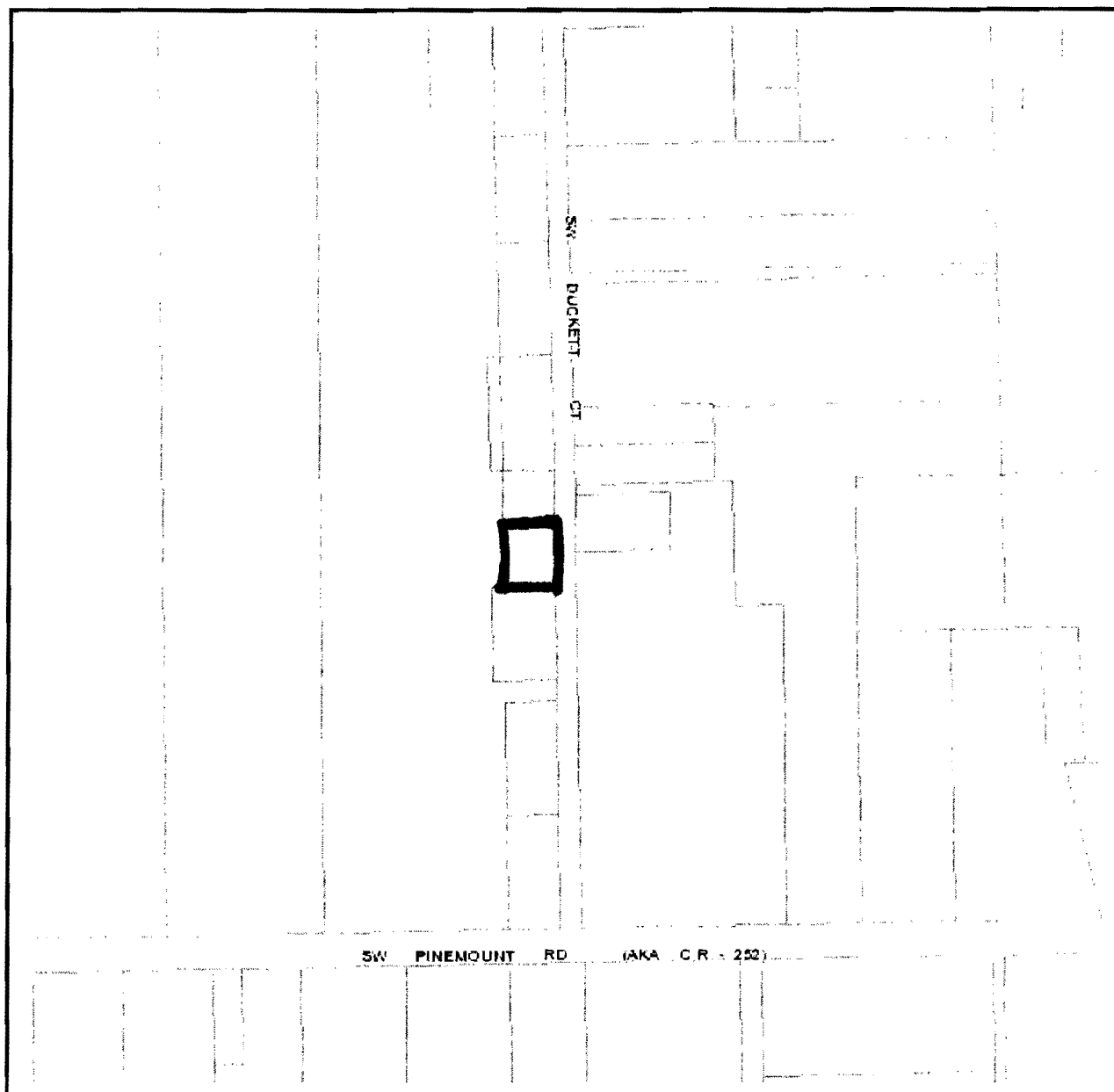
Assistant Treasurer

Laura J. Delaney
Linda G. Gann
Kathleen C. Hoffman

Inst:2003021697 Date:10/03/2003 Time:14:44

Doc Stamp-Deed : 651.00

2222 DC, P. Dewitt Cason, Columbia County B:996 P:1532



Columbia County Property Appraiser

J. Doyle Greiss, CFA - Lake City, Florida - 356-758-1083

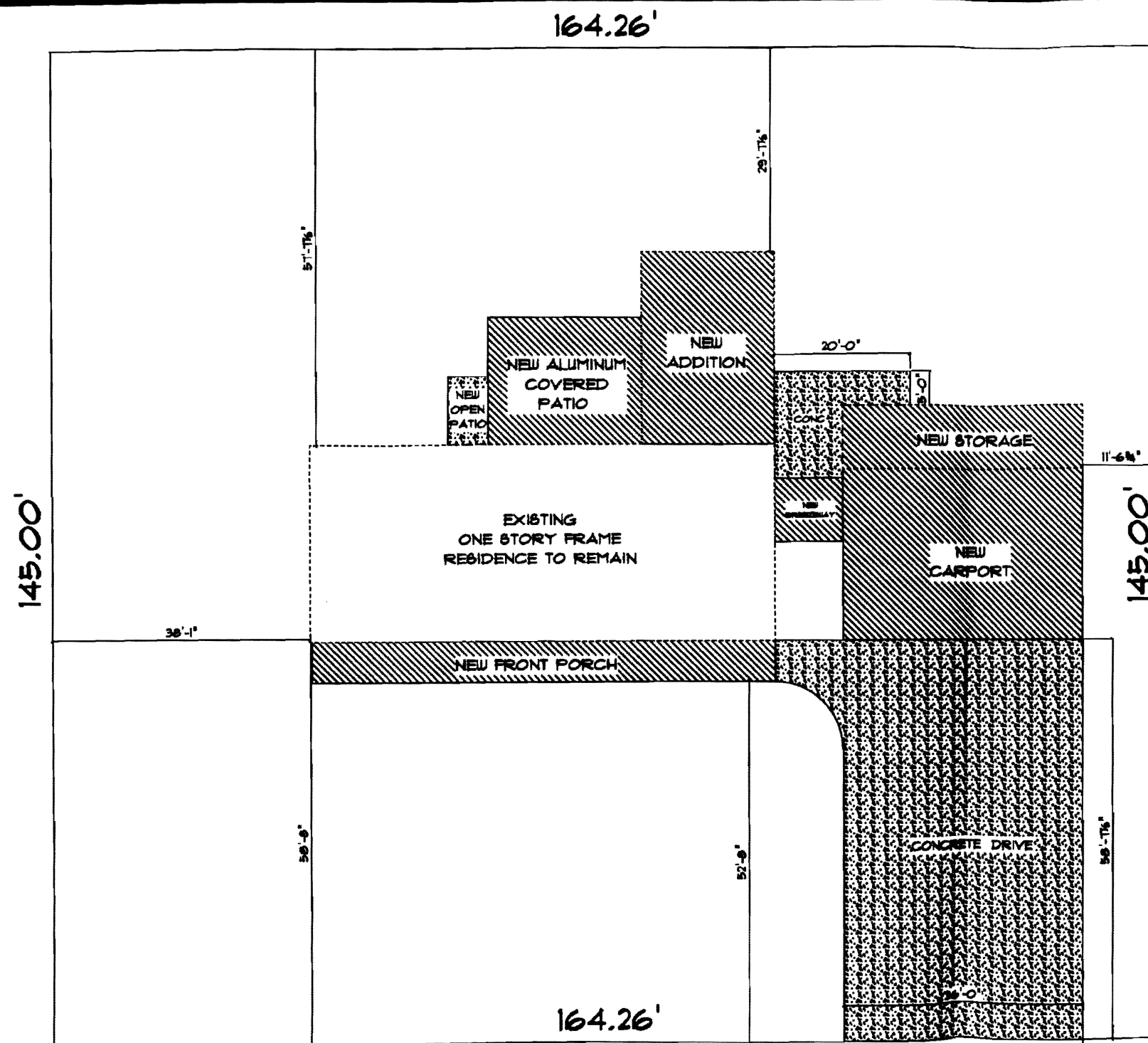
PARCEL: 06-4S-16-02788-013 HX - SINGLE FAM (000100)

Name: BUCKLES BRYAN & (JTWRS)	LandVal	\$17,606.00
Site: DUCKETT	BldgVal	\$78,404.00
SUMMER DUNLAP	ApprVal	\$97,930.00
Mail: 322 SW DUCKETT CT	JustVal	\$97,930.00
LAKE CITY, FL 32024	Assd	\$85,827.00
Sales	Exmpt	\$50,000.00
Info	County: \$35,827.00 City: \$35,827.00	
	Other: \$35,827.00 School:	
	Taxable	\$60,827.00

0 190 380 570 ft



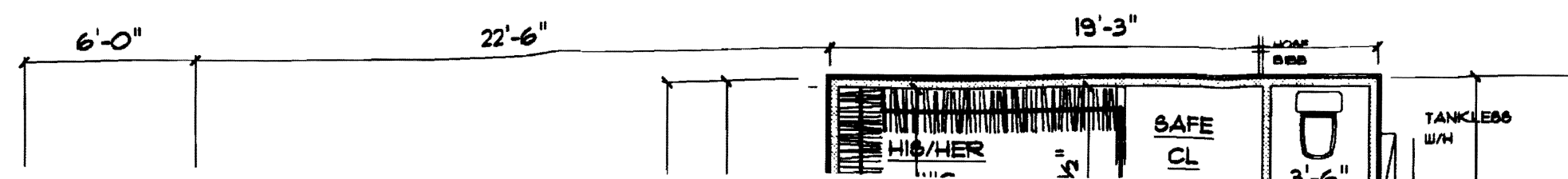
This information, GIS Map Updated: 11/13/2009, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



SITE PLAN

SCALE: 1" = 20'0"

DUCKETT ROAD



COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
SEPTEMBER 29, 2009
MINUTES

The meeting opened at 7:00 P.M. with prayer and the pledge of Allegiance to the Flag of the United States of America.

Board Members in Attendance:

Koby Adams, Vice-chairman
Clay Feagle
Robert Jordan

Others in Attendance:

Brian Kepner, Secretary to the Board
Marlin Feagle, County Attorney

PUBLI HEARING:

SE #0496 Raymond D. Gottry and Andrea M. Gottry

Raymond D. Gottry presented the request for a home occupation for a special auto parts and repair business located at their house on NW County Road 245 and NW ? street. Had a business in town in 2008 would like to move the business to their home until the economy picks up again. Have a small shed to use as an office and a 3 car garage they will use if any work is to be done.

Mr. Jordan asked if the garage was attached to the house. Mr. Gottry responded yes.

Public hearing opened.

No one came forward to speak for or against the request.

Public hearing closed.

Mr. Jordan: motion to approve SE 0496.
Clay Feagle: Second motion

MOTION APPROVED UNANIMOUSLY

STAFF MATTERS:

Mr. Jordan: motion to approve minutes of July 23, 2009 meeting.
Clay Feagle: Second motion

MOTION APPROVED UNANIMOUSLY

Meeting Adjourned

COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
NOVEMBER 23, 2009
MINUTES

The meeting opened at 7:00 P.M. with prayer and the pledge of Allegiance to the Flag of the United States of America.

Board Members in Attendance:

Jock Phelps, Chairman
Koby Adams, Vice-chairman
Clay Feagle
Robert Jordan

Others in Attendance:

Brian Kepner, Secretary to the Board
Marlin Feagle, County Attorney

PUBLI HEARING:

SE #0498 Spencer Harper/Edwards

Spencer Harper presented the request for a bail bonds business located on County Road 25A Right next to an existing bail bonds business. Mr. Jordan asked about the existing mobile home located on the property. Mr. Harper responded that it had been there for quite awhile. Mr. Jordan asked staff about bringing up the mobile home to ADA standards. Mr. Kepner responded that it would have to be brought up to code concerning ADA requirements.

Public hearing opened.

Robert Hollingsworth spoke against having an additional bail bonds business in the neighborhood due to safety, increase of negative influence because of the less than desirables who do business with bail bondsmen in the neighborhood with 5 Point elementary School and County Park located across the street. Previous renter had problems with flooding on the lot when it rains a good amount. Mr. Phelps asked about the distance to the school, the number of people who walk to the office from the jail, during what hours and how long had the existing business been there. Mr. Hollingsworth responded that it was about 300 yards to the school, that approximately 2-3 people per week, during school hours and that the business had been there some 20 some odd years.

Herman Doug spoke for the business understanding that Mr. Hollingsworth was against because it was competition. The existing business was closer to the school than their location. Mr. Jordan asked if he was going to run the business, did they currently have an office open in the County or anywhere else. Mr. Doug replied that his nephew had the license and had no other businesses open.

Tammi Edwards spoke for the business stating that Mr. Simmons had the license but was unable to attend the meeting tonight due to a family illness. Did not see where another bail bonds business would increase the negativity of dealing with undesirables during regular business hours since the existing business has already been there for 20 years.

Spencer Harper spoke to bringing up the mobile home to required standards. Mr. Jordan asked if Mr. Harper was just the land lord and if he was the one that would bring it up to those standards. Mark Edwards spoke that he would be the one to bring it up to standards. He has been in the construction business and would be doing the parking areas and any other items. They would be bringing people to the business by car with no one walking around.

Public hearing closed.

Mr. Jordan stated that I these economic climate we need all the business we can get. Doesn't see why the bail bonds business needs to be that close to the jail. The closeness to the school with undesirables possibly walking around is not really appropriate and should be away from children and located in a commercial district. Not the right location for the business because of all the children.

Mr. Clay Feagle stated that all it takes is one.

Public hearing reopened.

Mark Edwards stated that they have tried very hard to find a different location for the business but when it was found out that it was bail bonds that others next to the location didn't want it. Many places you will find bail bonds business close to the jail. If he is not close to the jail there is a 50 % chance that the business will fail. Asked the Board to afford him the opportunity the business and not deny him the right to try and succeed.

Mr. Jordan stated that the existing business is under different legal status as being grandfathered in. If the Board had the ability he would like to see the existing business gone too.

Mr. Edwards stated that there are 3 other bail businesses in Lake City. He (Mr. Hollingsworth) writes 80 % of the bails bonds. Visibility and closeness to the jail are key to a successful bail bonds business.

Mr. Jordan states it is the closeness to the school that he is concerned with not the jail.

Mr. Doug stated that the Board was deliberately giving him (Mr. Hollingsworth) a monopoly. His business is closer to the school and park than we are.

Mr. Phelps states that the Board is unable to doing anything about the existing business, if they could they probably would. Don't want to multiply the effect by allowing more businesses that deal with so called undesirables in the neighborhood.

Mr. Harper states that the County built the jail behind the school.

Numerous people started talking all at once.

Mr. Jordan states we are not arguing that you cannot use your property for rental. We are saying that another bail bond business would not make the existing situation any better.

Mr. Jordan: motion to deny SE 0498 as it is not in a good location due to existing school and park.
Clay Feagle: Second motion

MOTION APPROVED UNANIMOUSLY

Mr. Jordan requested that the minutes reflect that Mr. Doug stated as he was leaving that the Board had been bought and that they would see the County in Court.

Mr. Kepner spoke in reference to a memorandum given to the Board members concerning the minutes of the September meeting. It basically says that due to budget cuts for the 2009-10 fiscal year, Connie is no longer with the department. The minutes from the September meeting are not on the agenda for either board. There was no meeting in October. The department is adjusting to the change in personnel and the minutes for both the September and November meetings will be on the agenda for the next meeting for their approval.

Meeting Adjourned

COLUMBIA COUNTY
PLANNING AND ZONING BOARD MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JANUARY 28, 2010
7:15 P.M.
AGENDA

Staff Matters;

SDP 10-01 - Site and Development Approval for a Dollar General Store, zoning COMMERCIAL HIGHWAY INTERCHANGE (CHI) on 2.11 acres. Located at the southeast corner of U.S. Highway 441 and State Road 238.

Approval of Minutes;

September 29, 2009 minutes

November 23, 2009 minutes

APPLICATION FOR SITE AND DEVELOPMENT PLAN APPROVAL

BY THE COLUMBIA COUNTY PLANNING AND ZONING BOARD

SECTION TO BE COMPLETED BY APPLICANT

INFORMATION CONCERNING TITLE HOLDER(S) AND AGENT

Name of Title Holder(s): Terry N. Dicks (Managing Member), Witt Land, LLC

Address: 4458 S US HWY441 Lake City State: Florida Zip: 32025

Telephone 386.397.6300

Do any other persons have any ownership or interest in subject property? Yes ☒ No ☐

If yes, list such persons: Brian S. Crawford (buyer/applicant)

Title Holder's Representative (Agent), if applicable: Crews Engineering Services, LLC

Address: PO Box 970 Lake City State: FL Zip: 32056

Telephone: 386-754-4085

A Site and Development Plan Approval is requested in conformity with the County's Zoning Regulations to permit (check as appropriate):

(☐) Alteration of site square footage of gross floor area of alteration: _____

(☒) New construction on a site-square footage of gross floor area of new construction:
10,748 sq ft

(☐) Relocation of a structure-square footage of gross floor area of structure: _____
on the property described below, and in conformity with the site plan dated: _____.

Type of Use: Retail Commercial, Office

(retail commercial, repair garage, office, warehousing, assembling, etc.)

Legal description (add additional pages as necessary):

See warranty deed.

Size of property in acres or fractions thereof: 2.11 acres

Present Use: Residential

(commercial, industrial, residential, agricultural, etc.)

Future Land Use Plan Map Category: Commercial

Zoning District: Commercial Highway Interchange

Application for Site and Development Plan
Approval by Planning and Zoning Board

ACTIONS BY APPLICATION ON PROPERTY

A previous site and development plan application:

_____ was made with respect to these premises, Application No. _____


x was not made with respect to these premises.

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.

If titleholder(s) are represented by an agent, a letter of such designation from the titleholder(s) addressed to the county's Building and Zoning Coordinator must be attached.

Brett A. Crews

Applicant Name (Type or Print)


Applicant Signature

1-4-2010
Date

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR
RESPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE
THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED
(UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF).

FOR OFFICE USE ONLY

Date Filed: 5 Jan 2010

Site and Development Plan Application No. SOP 10-1

Fee Amount: \$500.00 Receipt No.: 4032

Planning and Zoning Board Decision: _____

(Granted, Denied, Etc.)

Date of Action of Planning and Zoning Board: 28 Jan, 2010

To Whom It May Concern:


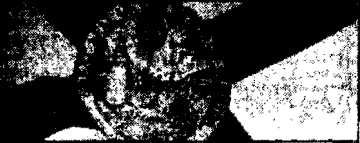
I, Terry N. Dicks, a managing member of Witt Land LLC, owner of Parcel #03-6S-17-09565-000 in Columbia County, Florida, do hereby give authorization to Brett A. Crews, PE of Crews Engineering Services, LLC and Brian S. Crawford of Crawford Linton, LLC (Developer) to act as agents and applicants on my behalf in matters concerning permitting the construction and development of said property related to the proposed Dollar General Store.

The proposed project is on a portion (+/-2.1 Acres) of parcel #03-6S-17-09565-000, planned to be purchased by the developer.

Sincerely,

A handwritten signature in black ink, appearing to read "T. N. Dicks", written in a cursive style.

Terry N. Dicks
Managing Member, Witt Land, LLC

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS					
Home	Contact Us	E-Filing Services	Document Searches	Forms	Help
Previous on List	Next on List	Return To List	Entity Name Search		
No Events	No Name History	<input type="button" value="Submit"/>			
Detail by Entity Name					
Florida Limited Liability Company					
WITT LAND, LLC					
Filing Information					
Document Number L07000114216					
FE/EIN Number N/A					
Date Filed 11/09/2007					
State FL					
Status ACTIVE					
Principal Address					
4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Mailing Address					
4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Registered Agent Name & Address					
DICKS, N. TERRY 4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Manager/Member Detail					
Name & Address					
Title MGR					
DICKS, N. TERRY 4458 SOUTH US HWY 441 LAKE CITY FL 32025					
Annual Reports					
Report Year Filed Date					
2008 03/20/2008					
2009 04/23/2009					
Document Images					
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03/20/2008 -- ANNUAL REPORT		<input type="button" value="View image in PDF format"/>			
04/23/2009 -- Florida Limited Liability		<input type="button" value="View image in PDF format"/>			
Note: This is not official record. See documents if question or conflict.					
Previous on List	Next on List	Return To List	Entity Name Search		
No Events	No Name History	<input type="button" value="Submit"/>			
Home Contact Us Document Searches E-Filing Services Forms Help					
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Dollar General Ellisville

DESCRIPTION:

COMMENCE at the intersection of the East line of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and the Southerly Right-of-Way line of State Road 238 and run South $88^{\circ}01'45''$ West along said Southerly Right-of-Way line of State Road 238 a distance of 926.91 feet to the POINT OF BEGINNING; thence South $01^{\circ}58'04''$ East a distance of 263.30 feet; thence South $88^{\circ}31'48''$ West a distance of 352.50 feet to a point on the Easterly Right-of-Way line of U.S. Highway 441 (State Road 25); thence North $01^{\circ}36'24''$ West along said Easterly Right-of-Way line of U.S. Highway 441 (State Road 25) a distance of 242.30 feet to a point on a curve concave to the Southeast having a radius of 50.00 feet and a central angle of $26^{\circ}55'26''$; thence Northeasterly along the arc of said curve, still being said Easterly Right-of-Way line of U.S. Highway 441 (State Road 25) a distance of 23.50 feet to a point on the Southerly Right-of-Way line of State Road 238; thence North $88^{\circ}01'45''$ East along said Southerly Right-of-Way line of State Road 238 a distance of 336.10 feet to the POINT OF BEGINNING. Containing 2.11 acres, more or less.

Brian Kepner

From: Brett Crews [brett@crewsengineeringservices.com]
Sent: Tuesday, January 05, 2010 2:20 PM
To: Brian Kepner
Subject: Re: Witt Land, LLC Dollar General Site Plan
Attachments: image001.gif

We submitted to SRWMD and FDOT at the end of December and expect at least comments back by the P&Z meeting. It is possible we will have permits from both by then. I have met with both agencies prior to submitting and do not anticipate any surprises.

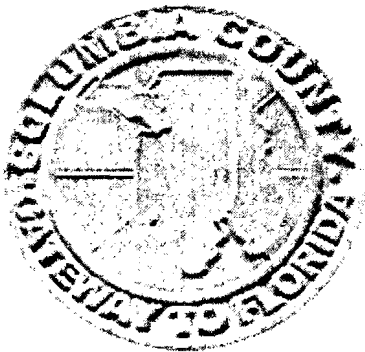
Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Brian Kepner" <brian_kepner@columbiacountyfla.com>
Date: Tue, 5 Jan 2010 11:37:06 -0500
To: Brett Crews<brett@crewsengineeringservices.com>
Subject: Witt Land, LLC Dollar General Site Plan

Brett,

Do you have the resource permit from water management yet? If so, I will need a copy of it or at any time during the process.

Brian Kepner
Columbia County
Land Development
Regulation Administrator
386.758.1008
386.758.2160 FAX



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COLUMBIA COUNTY
PLANNING AND ZONING BOARD MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
SEPTEMBER 29, 2009
MINUTES

The meeting opened approximately at 7:15 P.M.

Board Members in Attendance:

Koby Adams, Vice-chairman
Clay Feagle
Robert Jordan

Others in Attendance:

Brian Kepner, Secretary to the Board
Marlin Feagle, County Attorney

PUBLI HEARING:

CPA #0201 Ruffo

Mr. Jeff Ruffo presented the request to change the land use from Residential to Commercial.

Mr. Jordan asked if the property was about a mile from the interstate. Mr. Ruffo replied that it was about 3/4 of a mile.

Public hearing opened.

No one spoke for or against the proposed amendment.

Public hearing closed

Jordan: Motion to recommend approval of CPA 0201 to the Board of County Commissioners.

Feagle: Second Motion.

MOTION APPROVED UNANIMOUSLY

STAFF MATTERS:

SDP 09-02 GTC Design Group, LLC as agent for Scaff

Chad Williams of GTC Design Group, LLC as agent for Stafford L. Scaff, Jr. and Anne Scaff for a change of a 3,000 sq. ft convenience store with 8 fueling stations to approximately 8,000 sq. ft. convenience store, a sit down restaurant and 16 fueling stations located on U.S. 441 at the Ellisville interchange with I-75. Have obtained the proper SRWMD and FDOT permits. Will be hooking up to the local private water and sewer facility located at the interchange.

Mr. Jordan asked if it would be about the same size as the one by the high school. Mr. Williams replied it would be bigger.

Jordan: Motion to approval of SDP 09-02.

Feagle: Second Motion.

MOTION APPROVED UNANIMOUSLY

SDP 09-03 City of Lake City

Larry Lee representing the City for an expansion of the airport facilities located in the County. It would be a new terminal, expanded parking and tarmac area.

Mr. Jordan asked if the old terminal would be torn down and if water management permit had been obtained. Mr. Lee replied that it would not and would probably be used for additional office space and that the resource permit was received about a month ago.

Mr. Lee stated that funding was being provided by FDOT and the FAA and they were about ready to start construction.

Jordan: Motion to approval of SDP 09-03.

Feagle: Second Motion.

MOTION APPROVED UNANIMOUSLY

SDP 09-04 Westridge, Inc.

Chad Williams of GTC Design Group, LLC presented the proposed development of a 5,000 sq. ft. of convenience store with 16 gasoline fueling positions to be located at the NE corner at the intersection of SW Pinemount Road and SW Birley Ave. on a 3 acre parcel.

Mr. Kepner brought to the Boards attention that the only thing that was missing from the application was the water resource permit from the water management district and that it had been fairly common practice for the board to approve with the condition of obtaining such permit.

Jordan: Motion to approval of SDP 09-04 pending obtaining a water resource permit from the water management district.

Feagle: Second Motion.

MOTION APPROVED UNANIMOUSLY

Mr. Jordan: motion to approve minutes of July 23, 2009 meeting.

Clay Feagle: Second motion

MOTION APPROVED UNANIMOUSLY

Meeting Adjourned

COLUMBIA COUNTY
PLANNING AND ZONING BOARD MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
NOVEMBER 23, 2009
MINUTES

The meeting opened approximately at 7:40 P.M.

Board Members in Attendance:

Jock Phelps, Chairman
Koby Adams, Vice-chairman
Clay Feagle
Robert Jordan

Others in Attendance:

Brian Kepner, Secretary to the Board
Marlin Feagle, County Attorney

PUBLI HEARING:

Z #518 Ruffo

Mr. Jeff Ruffo presented the request to change the zoning from Residential Single Family-1 (RSF-1) to Commercial Intensive (CI).

Mr. Phelps asked if they knew what they were going to place on the property. Mr. Ruffo replied that they had no plans at this time and that they may sell it.

Public hearing opened.

No one spoke for or against the proposed amendment.

Public Hearing closed.

Mrs. Ruffo gave Mr. Kepner a letter requesting that the public hearing before the County Commissioners be postponed until the February 4, 2010 meeting.

Jordan: Motion to recommend approval of Z 0518 to the Board of County Commissioners.
Feagle: Second Motion.

MOTION APPROVED UNANIMOUSLY

Meeting Adjourned