

COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
NOVEMBER 22, 2010
7:00 P.M.
AGENDA

Pledge to U.S. Flag

Invocation

Public Hearing(s);

SE 0508 - Freeman Design Group, Inc., as agent for Jonathan Ferrer, to request a special exception for a day camp as a recreational activity within an AGRICULTURAL -1 (A-1) zoning district. Located off of U.S. Highway 441, north of Deep Creek.

Staff Matters;

Approval of October 28, 2010 minutes.

APPEAL FOR SPECIAL EXCEPTION
TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE --- FOR OFFICE USE ONLY

Date Filed 10/22/10 Special Exception Request No. 0508
Received by J. WILLIAMS Date Set For Hearing 22 Nov. 2010
Date Hearing Held _____ Published Notice Made 12 Nov. 2010
Newspaper - L.C. REMOLTER
Fee Paid - Receipt No. 4106 Amount 750.00 Date 10.22.10
Comments: (Indicate other actions, such as continuations) _____
Action by Board on Request for a Special Exception _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Jonathan Ferrer - Maute Group
Address 6303 W Linebaugh Ave, Tampa FL
Zip 33625 Phone 813-448-4337

Any other persons having any ownership, interest in subject property ? YES
NO NO

If YES, Please list such person(s) _____

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^c Board of Adjustment, **MUST** be attached to this application at the time of submittal, stating such appointment.

Title Holder(s) Representative (Agent), if applicable William H. Freeman
Freeman Design Group
Address 128 SW Nassau St ; Lake City, FL
Zip 32025 Phone 386-758-4209

A Special Exception is requested in conformity with the powers vested to permit the _____
(insert use or construction proposed)
on the property described below, and in conformity with the plans on permit number _____ dated _____

Location and Use:

Legal Description see attached

Tax Parcel Number 05-1S-17-04492-011

Location or Address of Property NE Follow Dr.

Size of Property 22 acres

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

Land Use Plan Map Category 1 unit per 20 acres

Zoning District A-1

Actions by Applicant on Property

Permit applied for and denied? N/A Permit Application No. _____
A previous appeal. _____
_____ was made with respect to premises,
X was not Appeal Application No. _____

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

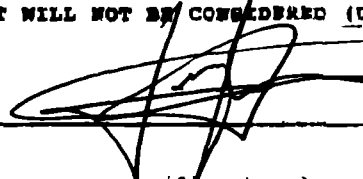
Before answering read the attached Notice to Applicants.

1. State the section, of the Zoning Regulations for which a Special Exception is requested.
4.5.7

2. State the ground on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Zoning Regulations.
Proposed Day Camp
Allowable facility for A1 parcel

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

10/22/10

Date

NOTICE TO APPLICANTS

1. A special exception is a use that would not be appropriate or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such uses may be permissible in a zoning classification or district as a special exception if specific provision for such a special exception is made in the Zoning Regulations.

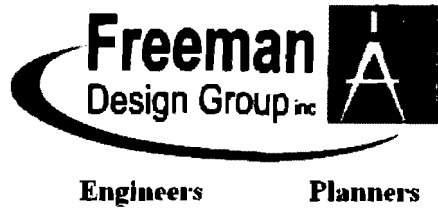
2. The following is required to be submitted along with the , appeal for a Special Exception:

a. site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off street parking and off street loading areas, and refuse and service areas; and required yards and other open spaces;

b. plans showing proposed locations for utility hook-up;

- c. plans for screening and buffering with reference as to type, dimensions, and character;
- d. proposed landscaping; and
- e. proposed signs and lighting, including type, dimensions, and character. Where these zoning regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.

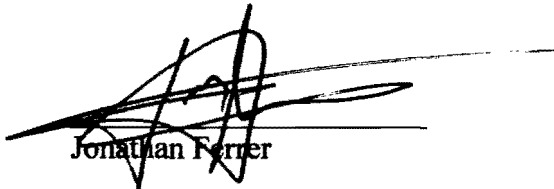
3. Any person or persons, jointly or severally, aggrieved by any decision or action of the Board of Adjustment may apply to the Board of County Commissioners for review of such decision within thirty (30) days after the rendition of the decision by the Board of Adjustment.




To Chairman – Board of Adjustment

LETTER OF AUTHORIZATION

I, Jonathan Ferrer, property owner of parcel ID 05-1S-17-04492-011 hereby appoint William H. Freeman (Freeman Design Group, Inc.) to serve as the acting agent in all matters pertaining to the site plan development and special exception process.



Jonathan Ferrer



William H. Freeman, Agent

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 10-0645

Ingt:201012016106 Date:10/5/2010 Time:4:19 PM
Doc Stamp-Deed:917.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1202 P:1512

General Warranty Deed

Made this September 24, 2010 A.D. By Gary M. McGrath and his wife, Sandra D. McGrath, whose post office address is: 1421 SW 12 Avenue, Unit E, Pompano Beach, FL 33069, hereinafter called the grantor, to Maute Group, LLC, a Florida Limited Liability Company, whose post office address is: 4329 Gunn Highway, Tampa, FL 33618, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situats in Columbia County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: R04492-011

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

See Page 2 for Signature/Notary

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 10-0645

WARRANTY DEED
PAGE 2

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mario Rodriguez
Witness Printed Name Mario Rodriguez

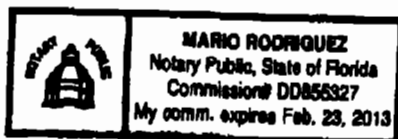
Maria E. Dope
Witness Printed Name Maria E. Dope

Gary M. McGrath (Seal)
Gary M. McGrath
Address: 1421 SW 12 Avenue, Unit E, Pompano Beach, FL 33069

Sandra D. McGrath (Seal)
Sandra D. McGrath
Address: 15006 CAPE SABLE DR, BOCA RATON, FL 33498

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of September, 2010, by Gary M. McGrath and his wife, Sandra D. McGrath, who is/are personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification.



Mario Rodriguez
Notary Public
Print Name: Mario Rodriguez
My Commission
Expires: Feb 23, 2013

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 10-0645

"Schedule A"

A PART OF THE SE1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SE1/4 OF SAID SECTION 5 AND RUN S 88°09'53" W, ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 5, A DISTANCE OF 655.00 FEET; THENCE S 01°57'24" E, A DISTANCE OF 1334.08 FEET; THENCE N 88°14'14" E, A DISTANCE 655.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE N 01°57'24" W, ALONG THE SAID EAST LINE, A DISTANCE OF 1334.91 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 50.00 FEET THEREOF, ALSO THE WEST 50.00 FEET OF THE SOUTH 920.00 FEET THEREOF.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A 60.00 FOOT WIDE EASEMENT, FOR INGRESS, EGRESS AND UTILITIES, 30.00 FEET LEFT AND 30.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, AND RUN N 01°57'24" W, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1334.91 FEET FOR A POINT OF BEGINNING, THENCE S 88°14'14" W, A DISTANCE OF 655.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUE N 88°14'14" W, A DISTANCE OF 716.92 FEET; THENCE RETURN TO A POINT "A" AND RUN N 01°57'24" W, A DISTANCE OF 909.58 FEET; THENCE N 50°12'22" W, A DISTANCE OF 593.41 FEET TO A POINT THAT LIES 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 5, THENCE S 88°09'22" W, PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 5, A DISTANCE OF 1537.22 FEET; THENCE S 88°10'06" W, STILL PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH 1/2 OF SECTION 5, A DISTANCE OF 1051.05 FEET, THENCE S 01°39'41" E, A DISTANCE OF 276.94 FEET; THENCE S 46°46'15" W, A DISTANCE OF 480.67 FEET; THENCE S 88°20'19" W, A DISTANCE OF 1042.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #441 FOR A POINT OF TERMINATION OF SAID CENTERLINE.

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No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

MAUTE GROUP, LLC

Filing Information

Document Number L10000094780

FE/EIN Number NONE

Date Filed 09/10/2010

State FL

Status ACTIVE

Effective Date 09/09/2010

Principal Address

4329 GUNN HWY
TAMPA FL 33618 US

Mailing Address

4329 GUNN HWY
TAMPA FL 33618 US

Registered Agent Name & Address

PASAN INVESTMENT, INC
2310 W WATERS AV
SUITE D
TAMPA FL 33604 US

Manager/Member Detail

Name & Address

Title MGRM

VALJO SERVICES, LLC
P. O BOX 340865
TAMPA FL 33694 US

Annual Reports

No Annual Reports Filed

Document Images

09/10/2010 -- Florida Limited Liability

Note: This is not official record. See documents if question or conflict.[Previous on List](#)[Next on List](#)[Return To List](#)[Entity Name Search](#)

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Detail by Entity Name

Florida Limited Liability Company

VALJO SERVICES, LLC

Filing Information

Document Number L05000121893
FE/EIN Number 141944550
Date Filed 12/22/2005
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 11/10/2008
Event Effective Date NONE

Principal Address

4329 GUNN HWY.
TAMPA FL 33618 US

Changed 05/14/2010

Mailing Address

4329 GUNN HWY.
TAMPA FL 33618 US

Changed 05/14/2010

Registered Agent Name & Address

FERRER, JONATHAN MGRM
6303 W LINEBAUGH AVE
TAMPA FL 3362-5 US

Name Changed: 02/02/2010

Address Changed: 02/02/2010

Manager/Member Detail

Name & Address

Title MGRM

FERRER, JONATHAN A
6303 W LINEBAUGH AVE
TAMPA FL 33625 US

Annual Reports

Report Year Filed Date

2008 04/24/2008

LEGAL DESCRIPTION SE 0508:

A parcel of land lying within Section 5, Township 1 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 5, said corner also being the Point of Beginning; thence South 88°09'53" West along the North line of said Southeast 1/4 of Section 35 a distance of 655.00 feet; thence South 01°57'24" East 1,334.08 feet; thence; North 88°14'14" East 655.00 feet to the East line of said Section 5; thence North 01°57'24" West along said East line of Section 5 a distance of 1,334.91 feet to Point of Beginning.

Containing 20.00 acres, more or less.

Altamira Farm, LLC
166 N.E. Roe Place
White Springs, FL 32096

c/o Maute Group, LLC/ **Camp La Llanada**
Mailing Address: 4329 Gunn Hwy.
Tampa, FL 33618

Friday, October 22nd, 2010

Columbia County Building and Zoning Department
135 N.E. Hernando Ave.
Lake City, FL 32055
Attn: Brian Kepner – County Planner
RE: Application for special permit to the Board of County Commissioners Columbia County

Dear Mr. Kepner:

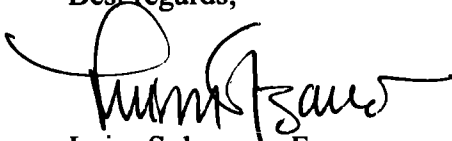
It is of great pleasure to us to present you with our plan for the development of a summer camp facility in Columbia County. Thank you very much for taking the time to review our application. We certainly hope this is the first step into making a great dream possible.

Attached to this letter, you will find some information we have prepared for you about who we are and what we have accomplished in the few years we have been part of the Columbia County community, as well as what our plans are in regards to this new and exciting project that is Camp La Llanada. We hope you find this information useful when reviewing our application.

Please feel free to contact Jonathan Ferrer at any time with any questions, comments or concerns you might have about the application.

Thank you again for your time.

Best regards,



Luisa Solorzano-Ferrer
lfs@martinizingtampa.com
Phone 813-917-4287
Fax 813-283-0018



Jonathan Ferrer
jf@altamirafarm.com
Phone 813-448-4337
Fax 813-283-0018

Who we are?

We, Luisa Solorzano-Ferrer and Jonathan Ferrer, currently own and successfully manage a Dry Cleaning franchise operating in the Tampa Bay area for the past 6 years. We, together with our parents Luis Solorzano and Beatriz Solorzano, and our brothers Manuel Solorzano and Luis Solorzano Jr. have been part of the Columbia County community since November of 2006, when we acquired our first property at Deer Run Preserve, in White Springs, Florida. Since then, and with the help of some extraordinary people from the local community we have had the pleasure to work with, we have managed to beautifully develop 112 acres of vacant land, and we now proudly call Altamira Farm our home.

About Altamira Farm

After 4 years of non-stop work and endless gratifying and unforgettable memories we have proudly established Altamira Farm in White Springs, FL. Our farm currently counts 112 acres in which we have developed a log home and numerous pastures for horses and cattle. We have also left some undeveloped land within our farm to promote the amazing wild life the area has to offer.

The dream of developing Altamira Farm could not have been possible without the help of numerous companies and individuals from the Columbia County community. We thank them for the effort they have all placed into making this dream a reality and are happy to say that we consider many of them great friends and part of the family.

Here is a list of references from people we have been fortunate to meet and work together with during the past four years:

- Ricky Philpot – Philpot Tractor - (386) 397-9061
- Tim Murphy – Kilgore's Repair Shop – (386) 752-4373
- Isaac Bratkovich – Isaac Construction – (386) 867-0134
- David Hall - Florida Pest Control – (386) 466-8855
- George Moseley – (386) 397-6940
- Charles Peeler – (386) 623-3637
- Coby Law - Milton's Country Store – (386) 755-6975
- Scott Britt - Britt Surveying – (386) 752-7163
- Arky Rogers - Circle R Ranch – (386) 792-0788
- Joey Nickelson – Earthscape Garden Center – (386) 623-0235
- Dr. Natalie Lamneck – Horse Veterinarian – (386) 931-8711
- David Nickerson – (386) 984-9700
- Bill Freeman - Freeman Group – (386) 758-4209
- Zachariah Cook – (386) 965-9711
- Kim Heitzman – (386) 397-6508
- Ray Kennedy – (941) 704-6074
- Elena Toro – University Extension – (352) 316-4445
- Kevin Johnson - Thomas Hardware – (386) 752-8608

About Camp La Llanada



Mission Statement:

"To encourage personal growth through recreational programs for diversified groups in contact with the environment"

Camp La Llanada is a project we have been working on, together with a very bright group of people, for the past year. We have partnered with an organization with over 17 years of experience in the summer camp business. In our mission, we have worked hard to successfully develop a well thought out plan for the development of a business capable of yielding profits and contributing to the community we operate in, Columbia County.

We have projected an initial investment of over \$1,000,000.00, including construction costs, as well as equipment and operational needs for the first year. We consider this initial investment will inherently stimulate the county's economy, since the majority of the companies expected to work in the development of the campsite and its equipment are part of the local community. Moreover, Camp La Llanada will continuously aid to the revitalization of the community's economy by the creation of new job opportunities, tax obligations and depending on the community's businesses for our operational needs.

In addition to the economic benefits this project might bring, of more importance is the benefit of having a place inside the county for the recreation and enjoyment of its residents. Camp La Llanada is dedicated to promote personal growth for people of all ages through fun and adventurous activities. By these means we also enhance teamwork, motivation, personal challenge, coexistence, leadership, multiculturalism, self-respect and respect for others and for the environment.

The camp's main activity will be the organization of summer resident camps for children and teenagers. It is expected that in the first year we will receive approximately 300 children throughout the summer season and our projections indicate a continuous growth in the next five years. During the rest of the year the facilities will be available for family, corporate and sport retreats. We are convinced this project will increase nature-friendly agro-tourism, which will ultimately lead to a positive economic impact in the county by attracting visitors from different parts of the state and the country to the area on a regular basis. It will also increase employment opportunities in the community, even for students, having the chance to be part of our staff.

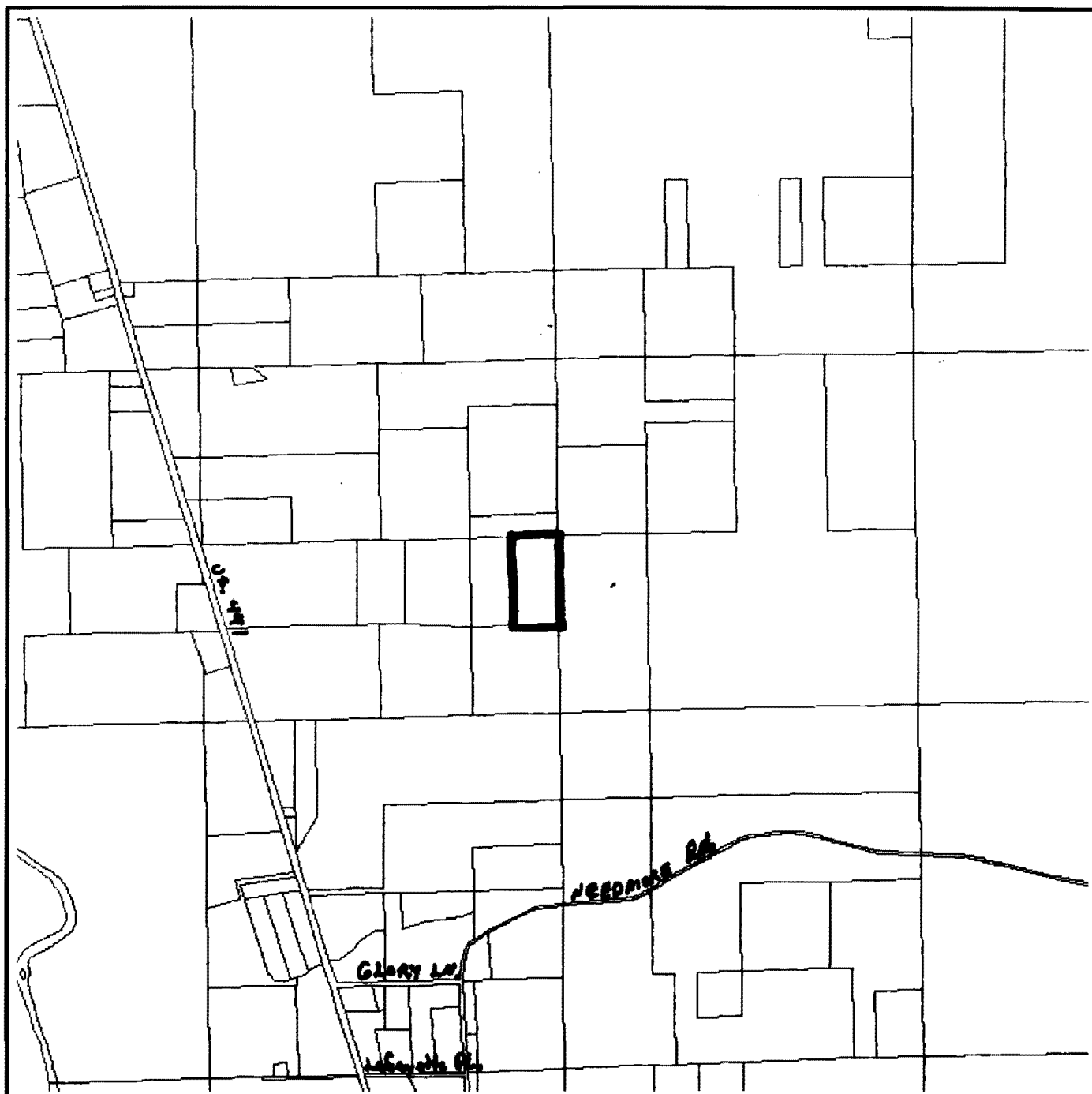
While this organization is for-profit, it is also in our values being socially responsible. In our years of experience, we have organized non-profitable seasons for "Fe y Alegría" (a non-profit organization that provides education to children of lower socio-economic status). We would like to

take similar actions for children in Columbia County and with non-profit organizations such as American Developing Smiles, which is already familiar to us.

In addition to comply with state and county regulations, we also seek to get accreditation from the American Camp Association by following its regulations and standards established by professionals in the camping industry. Doing so would ensure program top quality, as well as high safety standards for our campers and staff.



Thank you very much for the opportunity of presenting our project to you. We look forward to continue being a good asset to Columbia County and the local community as we hope we have been to this date.



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: -

Name: 2009 Certified Values
 Site: Land
 Mail: Bldg
 Sales: Ascd
 Info: NONE Exmpt
 Taxbl

NOTES:



This information, GIS Map Updated: 10/14/2010, 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 all valuations assessment purposes.

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**COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
OCTOBER 28, 2010
UNADOPTED MINUTES**

The meeting opened at 7:13 P.M. with prayer and the pledge of Allegiance to the Flag of the United States of America.

Board Members in Attendance:

Clay Feagle, Chairman
Robert Jordan, Vice-chairman
Jock Phelps
Teena Ruffo
Matt Vann

Others in Attendance:

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

PUBLI HEARING:

SE 0506

Tim

Williams: This will be a church camp. The owners have owned since the early 70's. They have tried to divided it into four ten acre parcel and sell. Now have a potential buyer who want to use it as a church camp due to its location near the Icheetucknee Springs State Park. It would be primarily for youth intermittently and summer time. There would be a permanent full time care takers residence. Pretty confident that only the initial phase 1 would be developed and uncertain about the rest. This use would be of little impact to the site.

Clay Feagle: Any questions from the Board?

Jordan: I always do. What is the scope?

Williams: Explains the site plan, envisioning men's retreats as well. Will develop a worship center but the balance of the site is at best guess.

Williams: For phase 1 only.

Jordan: Any limits with the tent camping?

Williams: 15 tents.

Jordan: Are the restrooms sized based of camping facilities?

Williams: In a way yes.

Jordan: Is this to be a commercial operation?

Williams: Certainly not.

Phelps: How many baths or restrooms?

Williams: Four on each side.

Phelps: I would like to know how many bathrooms. It could be a mess if you have facilities for 20 tents and 50 tents show up.

Williams: 15 tent sites, 6 RV sites, 4 people per tent, 84 overnight people would be my guess.

Jordan: Our job is not to regulate that. Environmental health has certain rules and regulations that they would have to follow. If you are talking about 84 people, that's not a lot.

Clay Feagle: Public hearing open for public comment.

Tonya Yates: I would like to know the future approval. IF phase 1 gets approved that gets their foot in the door to do more. People fly up and down County Road 18. We have children at bus stops. How will that affect us?

James

Sheppard: My question is drainage. I am worried about the water and they are proposing to camp in the lowest area of the property. Teen age kids, what type of security will there be?

Bill

Hershleb: If the special exception is granted it can be transferred to whoever owns the property. I talked with the adjacent property owner to the west, who could not be here tonight and they told me that they were against the request. The geography of the property is not suited for a large collection of people.

Tom

Carpenter: With the discussion being 15 tents with 84 people, how much traffic will that be? Once the cabins and church is there how much additional traffic will that be? They seem to be opening themselves up to transients coming and going. What happens when they open it up to the public?

Charles

Bradley: Would prefer nine five acre lots. One access point with no access or deceleration lanes for the road. Safety is my concern. Please be careful with the conditions that you place on the property.

Bradford

Yates: I am opposed to the request. The safety of families, water concerns, environmental and not knowing what will develop are all issues. I have here a petition with 30-35 signatures of people who are opposed to this request.

Petition given to Brian Kepner for the record.

Catherine

Devine: I am concerned with the vagueness of the request and sitting of future cabins. I come from down south and have seen unregulated growth and I ask you not to permit this based on the site plan which is very vague.

Roger

Daies Sr.: I have the same concerns that the others have spoken about. I have questions about the church that is wanting to do this. Why aren't they here? Is it because they don't want to answer any questions? What type of supervision will there be for the kids?

Eva

Herschleb: It is just for them, they will not be contributing to the community, not going to help anything. Our children would not be included.

John

McGonical: Owns property across from County Road 18. I tried to find out information about this Bernecker Camp Ministries and was unable to find a phone number. I was able to contact this Mr. Bernecker and talk to him and he said he had never done anything like this before and was not sure of what he was doing. The property has Karst topography and is prone to sinkholes.

Tim

Williams: there will be a full time care taker on the property and that should take care of security. When kids travel they have plenty of Chaperones in order to help keep track of them. The economic impact is when there are camping trips. They need food for 3 meals a day, 60 people a day; outside money does come in and buy food and gas. The single septic system is more environmentally safe as there would not be at a minimum 9 systems if it was developed into 5 acre lots. A church is a permitted use in the Agriculture-3 zoning district and this camp would have less of an impact than even a church. It is a Florida non-profit organization not a private for profit company.

Phelps: You are a church group?

Williams: Yes, it is for a church organization.

Phelps: Why would the church group want to be here if the people don't want it? Are the buyers here tonight?

Williams: No, they are not here tonight?

Jordan: Why would they choose this property it is some distance from the springs. There are campgrounds along the river that would seem to fit their purposes better.

William: Price is a factor.

Jordan: Is the representative of the seller here tonight?

Williams: Yes he is.

Jason Bass: Mr. Bernecker has been up here looking for a site and has looked at a number of them and likes this one. It is close to the river and the springs. The fields allow for numerous activities. I am surprised at the response of the community. Certainly should open it up to local churches for heir use as well to make it more beneficial to the community.

Carpenter: A couple of years down the road they no longer desire to use it, can they sell this property to like KOA or some big organization?

Marlin

Feagle: They can obviously sell the property but, there are special exception restrictions that can be placed on the property this board could put on the property not specific to ownership but, such things as the number of camp site, they could even have it expire at some point in time. Whatever is grant follows the land to the new owner.

Tonya Yates: I have lived here 35 years and have never seen the owners of the property before in my life. Not here to say that we don't want a church or church group in the community it just seem like a lot of unanswered questions that need to be addressed before making a decision.

Clay Feagle: Close public hearing. Discussion among the Board?

Jordan: Is a church allowed on the property without a special exception?

Kepner: It is a permitted use.

Jordan: Somewhat governed by the regulations based on what we have heard here tonight it seem that there are at least 3 things that are applicable. They are #2, the proposed use is compatible with the established land use pattern; # 5, the proposed use will adversely influence living conditions in the neighborhood and # 11, the proposed use is out of scale with the needs of the neighborhood or the community. I like to see development. We can continue to get some more information but, I don't know if even that will make a difference.

Phelps: I don't see where it meets the needs of the community.

Jordan: Motion to continue the public hearing to next month meeting.

No second was made.

Clay Feagle: Motion fails.

Jordan: Motion to deny based on evidence presented tonight based on # 2, the proposed use is compatible with the established land use pattern; # 5, the proposed use will adversely influence living conditions in the neighborhood and # 11, the proposed use is out of scale with the needs of the neighborhood or the community.

Phelps: 2nd the motion.

MOTION APPROVED UNANIMOUSLY

SE 507

Jock

Phelps: Removed himself from the voting on the matter as he is an adjacent property owner to the request.

Darryl Ward: Here to request a 30,000 sq. ft. building be added to the existing facility.

Jordan: Will this be used for storage? Will this bring additional truck traffic?

Ward: Yes, it will but, it will be seasonal. I don't know how many trips there will be as it is seasonal it will be heavy at time and not at other times.

Jordan: Let's ask Brian about that.

Kepner: I gave you the concurrency assessment that indicated the project number of trip that the 30,000 sq. ft building for storage would generate. It would 49 P.M. peak hour trips per day, explains P.M. peak hour trips and the reason for using that system.

Clay Feagle: Public hearing open for public comment.

Andy Mixon: I live adjacent to the feed mill on the south side. Dust, odor and noise are constant problems with the facility. I would think that some type of buffer would help cut down on such things. I have talked with Mr. Ward and he informed me that he was agreeable to such a thing. If they could do that I would have no complaint about the additional building. Mr. Ward, Daryl's father said he would pursue that. They have been good neighbors.

Phelps: I am also a neighbor to the east and have no objection to the structure. I also talked with Mr. Ward about a buffer. He indicated that he was agreeable to the buffer. They have been good neighbors

Clay Feagle: Anyone else to speak for or against? Seeing no one, close the public hearing. Are you agreeable to the buffers mentioned?

Ward: Yes.

Jordan: Motion to approve with a landscape buffer on the south and east sides of property.

Kepner: What type of buffer are you going to require? The regulations require a landscape buffer but, there are provisions for fencing to replace the landscape buffer. Do you want to specify a landscape buffer or a fence? Because there is no requirement in the agriculture zoning for buffer

Mixon: As Brian has explained it is not required to do any of these things. Mr. Ward has agreed to do this. I would suggest like the County has around the spray fields, several rows of pines.

Ward: We would agree to that.

Clay Feagle: With that, are there any other comment from the Board?

Jordan: Motion to grant SE 0507 with the proviso that a planted pine landscape buffer on the south and east sides of property.

Ruffo: 2nd the motion.

MOTION APPROVED UNANIMOUSLY

STAFF MATTERS:

Clay Feagle: Motion to approve September 30, 2010 Board of Adjustment minutes.

Ruffo: Motion to approve minutes.

Phelps: 2nd 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 22, 2010
7:15 P.M.
AGENDA

Public Hearing;

CPA 0203 - Mavis P. Dicks, to requesting a change in the future land use classification from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL. 5.0 acres located on the southeast corner of NW Lake Jeffery Road (County Road 250) and NW Bascom Norris Drive.

Staff Matters;

Approval of Minutes;

September 30, 2010 minutes

COLUMBIA COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION

Name of Applicant(s): Mavis P. Dicks

Address: 384 SW Woodcrest Drive

City, State, Zip Code: Lake City, FL 32024

Telephone: (386) 755-6143

Name of Applicant's Agent (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete Part I for proposed amendments to the Future Land Use Plan Map.
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use
Plan Map amendment, please omit responses to Part I and only complete Part II of this
Application.

PART I

Legal Description:

See Attached Schedule "A"

Tax Parcel ID #: 25-3S-16-02284-102

Total Acreage of land to be considered under amendment: 5.0 Acres

Future Land Use Plan Map Category: Present: Residential ~~Low Density~~ Low Density

Requested: Commercial

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN**

PART II

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

N/A

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

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

X was not made with respect to these premises.

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

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulation Administrator must be attached.

Mavis P. Dicks
Applicant/Agent Name (Type or Print Name)

Mavis P. Dicks
Applicant/Agent Signature

10/20/2010
Date

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

FOR OFFICE USE ONLY

Date Filed: 20 October 2010
Application No: CPA 0203
Fee Amount: \$1,250.00
Receipt No. 4107
Date of Planning and Zoning Board Public Hearing: 22 Nov. 2010
Date notice published: 12 Nov. 2010
Newspaper: Lake City Reporter
Date of Local Planning Agency Public Hearing: Same as P and Z Board Public Hearing
Date notice published: Same as P and Z Board Public Hearing
Newspaper: Same as P and Z Board Public Hearing
Date(s) Board of County Commissioners Public Hearing: (1) _____ (2) _____
Date notice published: (1) _____ (2) _____
Newspaper: Lake City Reporter
Date Notice of Enactment of an Ordinance published: _____
Newspaper: Lake City Reporter
Board of County Commissioners decision: _____
(Granted/Denied)

The amendment is X is not ___ a small scale land use amendment pursuant to Chapter 163.3187(1)(c)1.

The small scale amendment, pursuant to Chapter 163.3187(1)(c)1. was ___ was not ___ Processed with only one public hearing before the Board of County Commissioners.

Date adopted small scale amendment submitted to Department of Community Affairs: _____

Regular land use amendment submitted to Department of Community Affairs for review: _____

Date adopted regular land use amendment submitted to Department of Community Affairs: _____

Date notice of intent issued by the Department of Community Affairs finding regular amendment in compliance with the Comprehensive Plan; _____

Property considered in this amendment is _____ Is not _____ in a area of critical state concern.

Property considered in this amendment is _____ Is not _____ directly related to a Development of Regional Impact (DRI).

WARRANTY DEED

This Warranty Deed made and executed the 22nd day of September A.D. 2010, by **LENVIL H. DICKS**, a married man, hereinafter called the grantor, to **MAVIS P. DICKS**, Whose post office address is P.O. BOX 686, Lake City, FL 32056, hereinafter called the grantee:

THE GRANTOR IS THE HUSBAND OF THE GRANTEE, AND HAS NEVER AT ANY TIME RESIDED ON ANY OF THE PROPERTY DESCRIBED HEREIN

(Wherever 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 corporation)

Witnesseth: That the grantor, for the consideration of the sum of LOVE AND AFFECTION and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz

Township 3 South, Range 16 East

SECTION 25: COMMENCE at the Northeast corner of Section 25, Township 3 South, Range 16 East, Columbia County, Florida and run South 00° 58' 32" East along the East line of Section 25 a distance of 2053.57 feet to a point on the Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road); thence North 65° 47' 10" West along said Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road) a distance of 1088.23 feet to the POINT OF BEGINNING; thence continue North 65° 47' 10" West still along said Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road) a distance of 719.80 feet to a point on the Easterly Right-of-Way line of NW Bascom Norris Drive; thence North 10° 40' 19" West along said Easterly Right-of-Way line of NW Bascom Norris Drive a distance of 45.75 feet; thence North 44° 26' 32" East still along said Easterly Right-of-Way line of NW Bascom Norris Drive a distance of 184.15 feet to the point of curve of a curve concave to the Southeast having a radius of 1849.86 feet and a central angel of 03° 38' 38", thence continue Northeasterly along the arc of said curve, being also said Easterly Right-of-Way line of NW Bascom Norris Drive, a distance of 117.64 feet; thence South 65° 46' 50" East a distance of 606.32 feet; thence South 18° 31' 21" West a distance of 320.86 feet to the POINT OF BEGINNING. Containing 5.00 acres, more or less.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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; that the grantor hereby fully warrants the title said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nanci Brinkley
Witness:

Lenvil H. Dicks L.S.
LENVIL H. DICKS

Shaley H. Dicks
Witness:

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Lenvil H. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of September, A.D. 2010

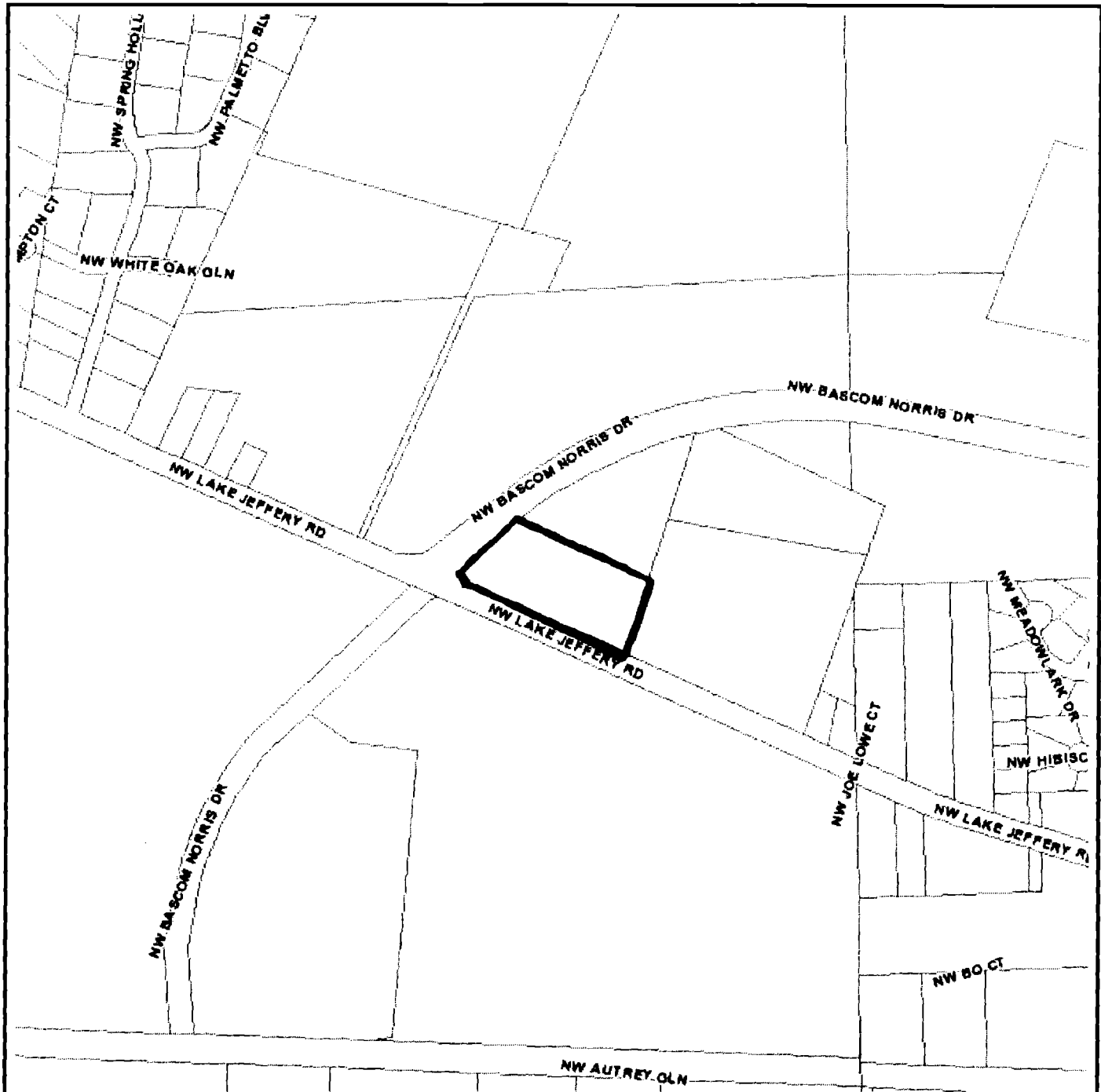
Nanci Brinkley
Notary Public, State of Florida



This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056

SCHEDULE "A" Township 3 South, Range 16 East

SECTION 25: COMMENCE at the Northeast corner of Section 25, Township 3 South Range 16 East, Columbia County, Florida and run South $00^{\circ} 58' 32''$ East along the East line of Section 25 a distance of 2053.57 feet to a point on the Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road); thence North $65^{\circ} 47' 10''$ West along said Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road) a distance of 1088.23 feet to the POINT OF BEGINNING; thence continue North $65^{\circ} 47' 10''$ West still along said Northerly Right-of-Way line of County Road No. 250 (Lake Jeffery Road) a distance of 719.80 feet to a point on the Easterly Right-of-Way line of NW Bascom Norris Drive; thence North $10^{\circ} 40' 19''$ West along said Easterly Right-of-Way line of NW Bascom Norris Drive a distance of 45.75 feet; thence North $44^{\circ} 26' 32''$ East still along said Easterly Right-of-Way line of NW Bascom Norris Drive a distance of 184.1 feet to the point of curve of a curve concave to the Southeast having a radius of 1849.8 feet and a central angle of $03^{\circ} 38' 38''$, thence continue Northeasterly along the arc of said curve, being also said Easterly Right-of-Way line of NW Bascom Norris Drive, a distance of 117.64 feet; thence South $65^{\circ} 46' 50''$ East a distance of 606.32 feet; thence South $18^{\circ} 31' 21''$ West a distance of 320.86 feet to the POINT OF BEGINNING. Containing 5.00 acres. more or less



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: -

Name:	2010 Certified Values
Site:	Land
Mail:	Bldg
Sales	Assd
Info	Exmpt
	Taxbl

NONE

NOTES:



This information, GIS Map Updated: 10/14/2010, 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, it's use, or it's 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.

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**COLUMBIA COUNTY
PLANNING AND ZONING BOARD MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
SEPTEMBER 30, 2010
UNADOPTED MINUTES**

The meeting opened at 7:17 P.M.

Board Members in Attendance:

Clay Feagle, Chairman
Jock Phelps
Teena Ruffo
Matt Vann

Others in Attendance:

Brian Kepner, Secretary to the Board

PUBLIC HEARING:

Z 0523

Chris Bullard: Representing T-Price Corp and Westridge. Requesting a change in zoning from Agriculture-3 to Planned Rural Residential Development on approximately 112 acres. This would be Hills of Huntsville, Phase 3 subdivision. There is a large flood zone area and so it is believed that allowing for the PRRD is best to cluster the homes and avoid the majority of the flood zone.

Clay Feagle: Any questions from the Board?

Clay Feagle: Public hearing open for public comment.
Seeing no one, close the public hearing.
Discussion among the Board.

Brian Kepner: Brought the the Board's attention the memo stating that there were a few items that need to be addressed befor it should be heard by the Board of County Commissioners. Ther are setback between building, show the wetlands and buffer area as indicated on the land use chart and establish a 20% buildable area chart or statement as required by the Comprehensive Plan.

Vann: Motion to recommend approval of Z0523 with the items being addressed before going to the Commissioners.

Phelps: 2nd Motion.

MOTION APPROVED UNANIMOUSLY

CPA 0202

Brian Kepner: This is an application by the County to change the land use of approximately 540 acres located in and around Alligator Lake. The change is from Residential Low Density to Conservation. Several years back the County obtained some grant money to purchase this property for recreation and conservational purposed. The changing of the land use is part of those requirements for having obtained those grants.

Clay Feagle: Any questions from the Board?

Phelps: Will this change the land use of any of the adjacent owned houses?

Kepner: No, this land use change is only for the property owned by the County.

Clay Feagle: Public hearing open for public comment.
Seeing no one, close the public hearing.
Discussion among the Board.

Phelps: Motion to recommend approval of CPA 0202.

Vann: 2nd Motion.

STAFF MATTERS:

SDP 10-03

Brett Crews: Site and development plan approval for Lot 9 Cannon Creek Center Industrial Subdivision. It is the 1st lot on the left as you go into the subdivision. We meet all of the County's requirements.

Kepner: Memo received back from County Engineer did state approval.

Vann: Motion to approve SDP 10-03.

Ruffo: 2nd Motion.

MOTION APPROVED UNANIMOUSLY

Clay Feagle: Approval of minutes from August 26, 2010 meeting.

Ruffo: Motion to approve August 26th minutes.

Phelps: 2nd Motion.

MOTION APPROVED UNANIMOUSLY

Meeting Adjourned

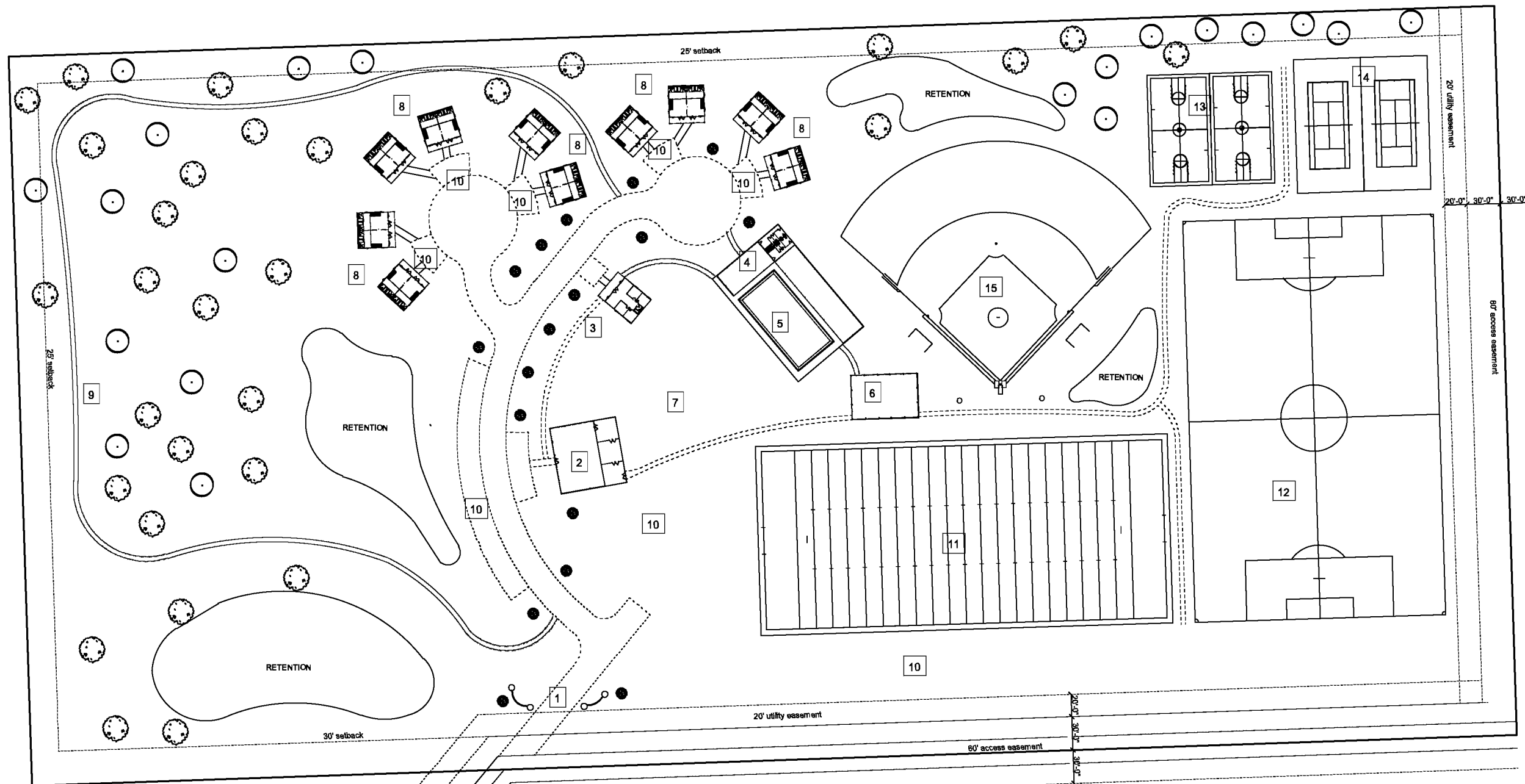
CAMP LA LLANADA

128 SW NASSAU STREET
LAKE CITY, FL. 32025
(386)758-4209

CERTIFICATE OF AUTHORIZATION # 00008701



DATE 10/11/10	DRAWN BY W.H.F.
	APPROVED W.H.F.
REVISIONS	
SHEET OF	C-1 1
PROJECT NO. 10.R027	



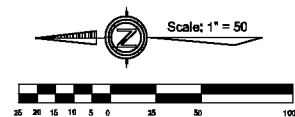
MASTER SITE PLAN

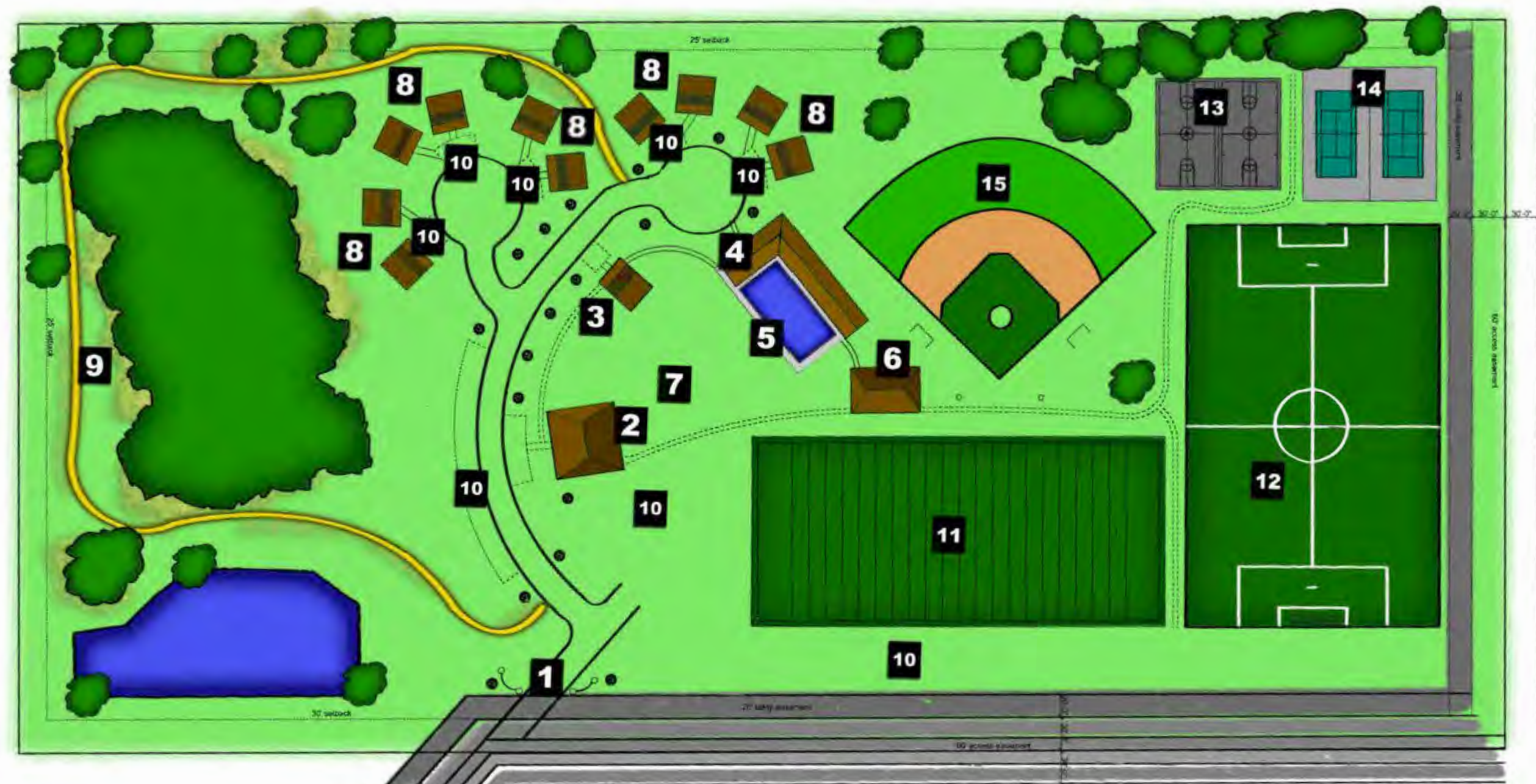
LEGEND

- | | |
|-------------------------|----------------------|
| 1. ENTRANCE | 11. FOOTBALL FIELD |
| 2. DINING HALL | 12. SOCCER FIELD |
| 3. MAIN CABIN | 13. BASKETBALL COURT |
| 4. MAIN HALL | 14. TENNIS COURT |
| 5. POOL | 15. SOFTBALL FIELD |
| 6. SPORT EQUIPMENT HALL | |
| 7. MAIN FIELD | |
| 8. CABIN | |
| 9. NATURE TRAIL | |
| 10. PARKING AREA | |

SITE DATA

ZONING A-1	20.00+/-
ACREAGE	SECTION 5, TSHP 1 S, RANGE 17 E
SURVEY DATA	04492-011
TAX ID	





MASTER SITE PLAN

LEGEND

- | | |
|-------------------------|----------------------|
| 1. ENTRANCE | 11. FOOTBALL FIELD |
| 2. DINING HALL | 12. SOCCER FIELD |
| 3. MAIN CABIN | 13. BASKETBALL COURT |
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| 8. CABIN | |
| 9. NATURE TRAIL | |
| 10. PARKING AREA | |

128 SW NASSAU STREET
LAKE CITY, FL 32025
(386)758-4209

Freeman
Design Group

CERTIFICATE OF AUTHORIZATION # 00008701

CAMP LA LLANADA

P.E. # 56001

DATE 10/11/10	DRAWN BY W.H.F.
APPROVED W.H.F.	
REVISIONS	
SHEET	
OF	
PROJECT NO. 10 R023	