

COLUMBIA COUNTY  
BOARD OF ADJUSTMENT MEETING  
SCHOOL BOARD ADMINISTRATIVE COMPLEX  
372 WEST DUVAL STREET, LAKE CITY, FLORIDA  
DECEMBER 13, 2010  
7:00 P.M.  
AGENDA

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Pledge to U.S. Flag

Invocation

Public Hearing(s);

SE 0509 - Sam Oosterhoudt, as agent for William D. Moore and Ruth H. Moore, to request a special exception offsite sign within a COMMERCIAL HIGHWAY INTERCHANGE (CHI) zoning district. Located off of NW Lucinda Court, east of the I-10 and U.S. Highway 41 interchange.

Staff Matters;

Approval of November 22, 2010 minutes.

APPEAL FOR SPECIAL EXCEPTION  
TO BOARD OF ADJUSTMENT  
COLUMBIA COUNTY, FLORIDA  
APPLICATION

DO NOT WRITE IN THIS SPACE  
OFFICE USE ONLY

Application No. SE 6507 Date Filed 22 Nov. 2010 Received By BLK

Date Set For Board of Adjustment 13 Dec. 2010

Newspaper Notice Lake City Reporter Date of Notice Published 3 Dec. 2010

Fee \$750.00 Receipt No. 4116 Check No. 3082

Comments: \_\_\_\_\_

SECTION TO BE COMPLETED BY APPLICANT

Name of Title Holder(s) William and Ruth Moore

Address 1835 NW Moore Farms Road City Lake City, FL Zip Code 32055

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

E-mail address (optional) \_\_\_\_\_

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

Any other person(s) having ownership, interest in subject property? Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, list such person(s) \_\_\_\_\_

**NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a signed and notarized letter from the title holder(s) addressed to the Land Development Regulation Administrator**

Title Holder(s) Representative Agent(s) Sam Oosterhoudt

Address 186 SE Newell Drive City Lake City, FL Zip Code 32025

Phone ( 386 ) 754-9367 FAX ( ) \_\_\_\_\_

E-mail address (optional) \_\_\_\_\_

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.**

Tax Parcel ID# 12-3S-16-02096-000

Legal Description of Property (Include copy of deed) The SE ¼ of the NW ¼ of Section 12,  
Township 3 South, Range 16 East lying south of I-10

Size of Property 13.44 Acres

Land Use Classification Highway Interchange Present Zoning District CHI

Present Use of Property telecommunications tower and agriculture forest  
(residential, commercial, industrial, agriculture, etc.)

**Previous Actions on Property by Applicant**

A previous application was \_\_\_\_\_, was not  made with respect to the subject property in this application.

Application Number(s) N/A

Section of Land Development Regulations (LDR's) for which a Special Exception is Requested. \_\_\_\_\_

Section 4.15.5 (#8)

Proposed Special Exception Use. Off-Site Sign

State the grounds on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Land Development Regulations (See attached finding list, page 5). Would be in conformance with other off-site sign along I-10. There

is nothing else located on the property but the tower or adjacent property on the  
south side of the interstate with which the sign might have a negative effect on.

Square footage of any new proposed structures to be located on the property as a result of the Special Exception. N/A

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**NOTICE TO APPLICANT**

Special Exceptions are uses of property that may be an appropriate use within a zoning district depending on the size, location on property, number, relationship to neighborhood, or other various factors. The Board of Adjustment can approve, approve with appropriate conditions, or deny a Special Exception request.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Fourteen (14) copies of a site plan must accompany an application for a Special Exception. The items as indicated on the checklist accompanying this application need to be shown on the site plan.

The Columbia County Land Development regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

**APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.**

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.

FS Oosterhout  
Applicants Name or Agent (Print or Type)

  
Applicant or Agent Signature

10-21-10  
Date

**SPECIAL EXCEPTION APPLICANT  
CHECKLIST**

14 copies of a site plan is required as part of the application for a special exception.  
The following items shall be included on the site plan.

- \_\_\_\_\_ Site plan at an appropriate scale (one (1) inch equal to fifty (50) feet suggested) showing proposed placement of new structures and existing structures on the property and the location of property lines and dimensions;
- \_\_\_\_\_ Provisions for ingress and egress;
- \_\_\_\_\_ Off-street parking (number of spaces, including handicap spaces) and off-street loading areas;
- \_\_\_\_\_ Refuse and service area;
- \_\_\_\_\_ Required yard and other open spaces, for example setback lines;
- \_\_\_\_\_ Showing proposed locations for utility hook-up;
- \_\_\_\_\_ Plans for screening and buffering with reference to type, dimensions and character (where applicable);
- \_\_\_\_\_ Proposed Landscaping (if applicable);
- \_\_\_\_\_ Location of proposed signs and lighting, including type, dimensions and character (if applicable);
- \_\_\_\_\_ Square footage of proposed structure or existing structure being used for special exception;
- \_\_\_\_\_ Date and North arrow;
- \_\_\_\_\_ Vicinity map showing general location of site with street names;

WARRANTY DEED

BOOK 447 PAGE 728  
OFFICIAL RECORDS

THIS INDENTURE, made this 15th day of MAY 1980, BETWEEN MARION M. MOORE and LUCILLE C. MOORE, his wife, SARAH ALICE GEOGHAGAN, a Widow, WOODROW W. MOORE, Single. ANNIE ELIZABETH PIGOTT, a Widow, CLARA MARGARET ROOKS and JOHN M. ROOKS, her husband, ESTHER R. MOORE, Single, FRANK R. MOORE, JR., and JOANN FLEMING MOORE, his Wife, of the County of Columbia, State of Florida, Grantors, and WILLIAM DWIGHT MOORE and RUTH HERNDON MOORE, his Wife, whose post office address is Rt 1 Box 248, Lake City, Florida, of the County of Columbia, State of Florida, Grantee, WITNESSETH, That said grantor, for and in consideration of the sum of \$10.00, TEN DOLLARS AND NO/100-----Dollars, 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:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

Section 12: That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying South of Interstate 10 and East of Old State Road 131, containing 13.44 acres, more or less.

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:

Joyce Whidden Marion M. Moore (SEAL)  
MARION M. MOORE  
Pat Harrington (SEAL)  
Joyce Whidden Lucille C. Moore (SEAL)  
LUCILLE C. MOORE  
Pat Harrington (SEAL)



161270  
COLUMBIA COUNTY

FRANK M. GIFFORD  
ATTORNEY AT LAW  
80 EAST ORANGE STREET  
LAKE CITY, FLORIDA  
32008

PREPARED BY FRANK GIFFORD

BOOK 447 PAGE 729

OFFICIAL RECORDS

*Loyce Whidden* *Sarah Alice Geoghagan* (SEAL)  
SARAH ALICE GEOGHAGAN

*Pat Harrington*

*Loyce Whidden* *Woodrow W. Moore* (SEAL)  
WOODROW W. MOORE

*Pat Harrington*

*Loyce Whidden* *Annie Elizabeth Picopi* (SEAL)  
ANNIE ELIZABETH PICOPPI

*Pat Harrington*

*Esther R. Moore* (SEAL)  
ESTHER R. MOORE

*Pat Harrington*

*Clara Margaret Rooks* (SEAL)  
CLARA MARGARET ROOKS

*John M. Rooks*

*John M. Rooks* (SEAL)  
JOHN M. ROOKS

*Sarah A. Robbins*

*Frank R. Moore, Jr.* (SEAL)  
FRANK R. MOORE, JR.

*Pat Harrington*

*Joann Flemming Moore* (SEAL)  
JOANN FLEMMING MOORE

*Pat Harrington*

*William Dwight Moore* (SEAL)  
WILLIAM DWIGHT MOORE

*Pat Harrington*

*Ruth Herndon Moore* (SEAL)  
RUTH HERNDON MOORE

*Pat Harrington*

FRANK M. GAFFORD  
ATTORNEY AT LAW  
20 EAST ORANGE STREET  
LAKE CITY, FLORIDA  
33509

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BOOK 447 PAGE 730  
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared RUTH HERNDON MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of May, 1980.

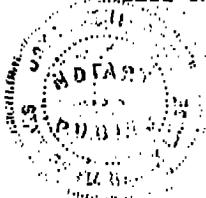


*Joyce Whidden*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARION M. MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of May, 1980.

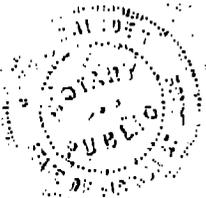


*Joyce Whidden*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LUCILLE C. MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 13th day of May, 1980.



*Joyce Whidden*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared SARAH ALICE GEOGHAGAN, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 1980.



*Joyce Whidden*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BOOK 447 PAGE 731  
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WOODROW W. MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 1 day of May, 1980.



*[Signature]*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ANNIE ELIZABETH FIGOTT, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 1980.



*[Signature]*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FSTHER R. MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 28th day of April, 1980.



*[Signature]*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FRANK R. MOORE, JR., to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 20 day of May, 1980.



*[Signature]*  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Bonded By SAFECO Insurance Company of America

3796

447 728-732  
OFFICIAL RECORDS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

REC'D MAY 23 AM 9:36

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOHN M. ROOKS, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 15 day of May, 1980.

Eli J. McClain  
NOTARY PUBLIC

My commission expires:  
June 6, 1984

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CLARA MARGARET ROOKS, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 15 day of May, 1980.

Eli J. McClain  
NOTARY PUBLIC

My commission expires:  
June 6, 1984

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOANN FLEMING MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of May, 1980.

Joyce Whidden  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984  
Issued By SALES Insurance Company of America

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM DWIGHT MOORE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 1st day of May, 1980.

Joyce Whidden  
NOTARY PUBLIC

My commission expires:  
Notary Public, State Of Florida At Large  
My Commission Expires Jan. 21, 1984



# General Agreement

---

**THIS AGREEMENT** made this 17<sup>th</sup> day of August, 2010, by and between  
(First Party) William D. Moore and  
(Second Party) Lake City Management Group LLC.

**WITNESSETH:** That in consideration of the mutual covenants and agreements to be kept and performed on the part of said parties hereto, respectively as herein stated:

**I. Said party of the first part covenants and agrees that it shall:**

Allow Lake City Management Group LLC the use of a portion of property located at 2993 NE County Rd 25A Lake City, Fl. 32055 to be used for erecting and maintaining one (1) outdoor advertising billboard.

**II. And said party of the second part covenants and agrees that it shall:**

Will apply for and pay all required permits required for billboard.

Will be responsible for the cost of all clearing required to be done for said permit.

Tenant agrees to maintain billboard and area immediately adjacent.

Tenant agrees to pay a mutually agreed upon price to lease said land for a period of one (1) year.

**III. Other terms to be observed by and between the parties:**

Agreement will become null and void if FDOT permit is not obtained.

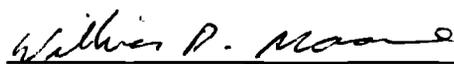
This agreement shall be binding upon the parties, their successors, assigns and personal representatives. Time is of the essence on all undertakings. This agreement shall be enforced under the laws of the state of Florida

This is the entire agreement.

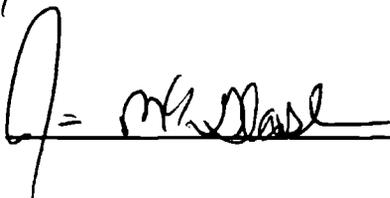
Signed the day and year first written above.

Signed in the presence of:

Witness:  \_\_\_\_\_

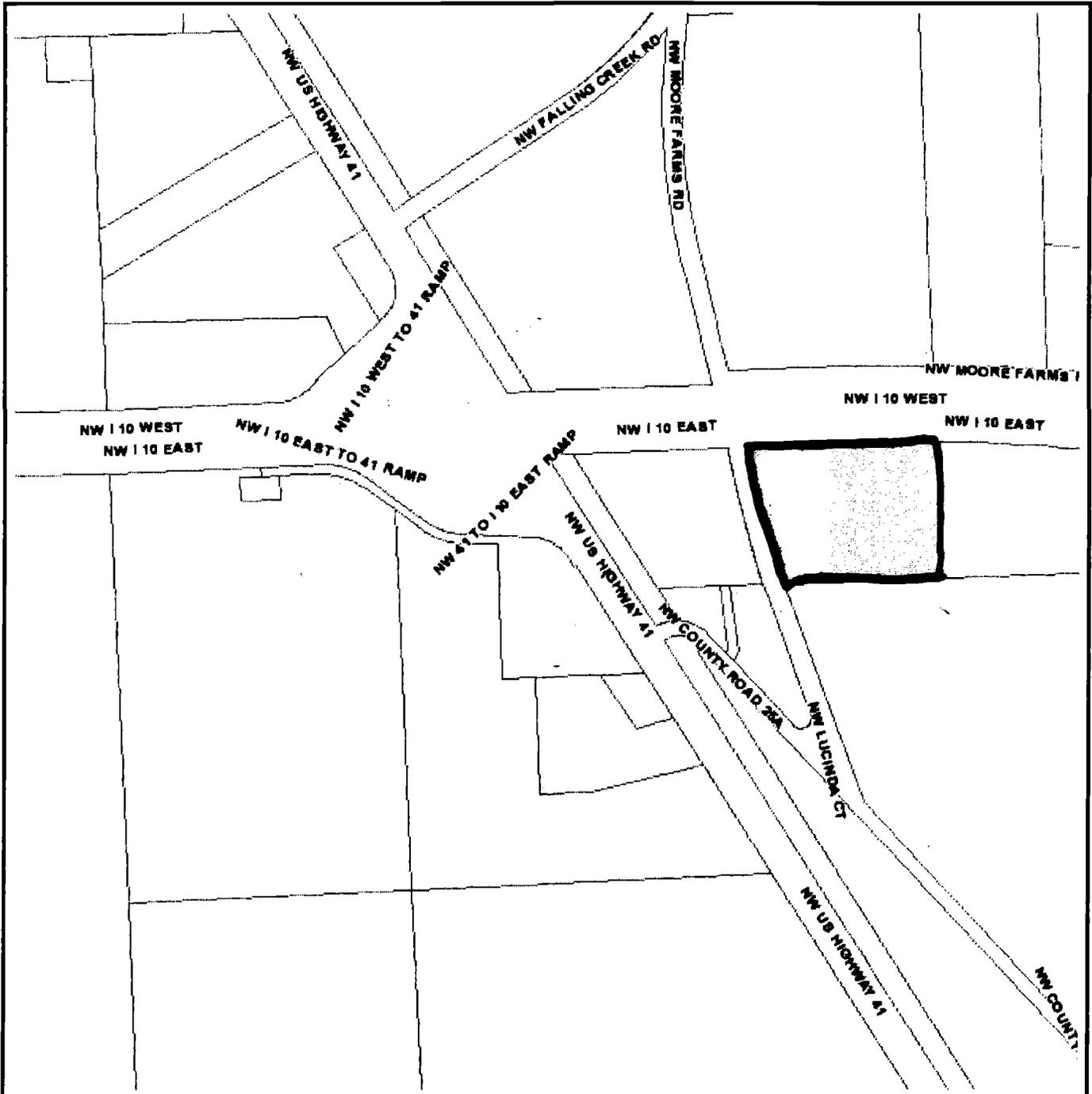
First Party:  \_\_\_\_\_

William D. Moore

Witness:  \_\_\_\_\_

Second Party:  \_\_\_\_\_

Lake City Management Group LLC



**Columbia County Property Appraiser**

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

**PARCEL: 12-3S-16-02096-000 - TIMBERLAND (005500)**  
 SE 1/4 OF NW 1/4 LYING S OF I-10 & E OF CO RD. ORB 447-728.

Name: MOORE WILLIAM D & RUTH H  
 Site: 2993 NW COUNTY ROAD 25A  
 Mail: 1835 NW MOORE FARMS RD  
 LAKE CITY, FL 32055

Sales Info: NONE

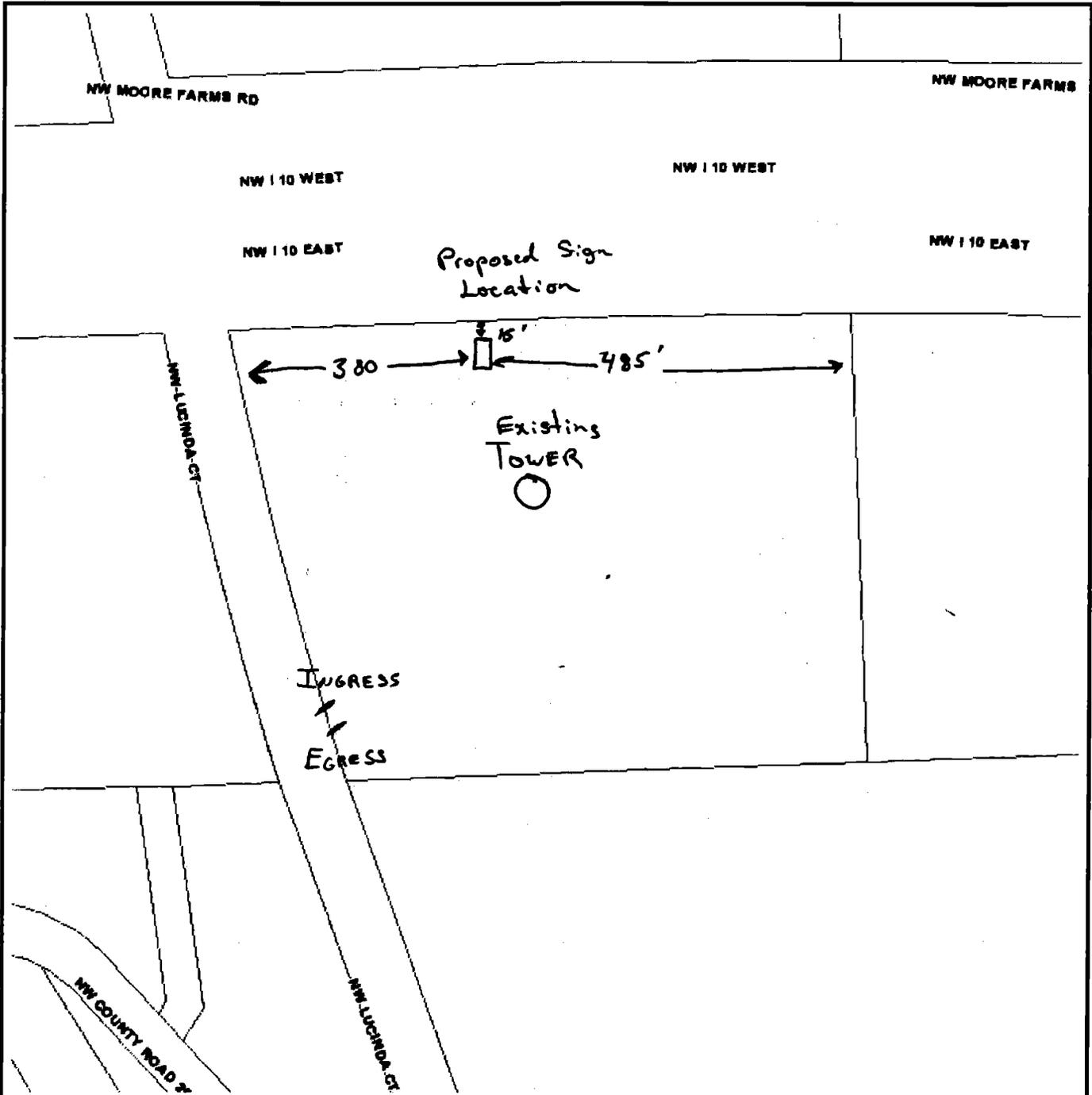
2010 Certified Values	
Land	\$5,194.00
Bldg	\$0.00
Assd	\$13,842.00
Exmpt	\$0.00
	Cnty: \$13,842
	Other: \$13,842   Schl: \$13,842

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 Property Appraiser**

J. Doyle Crews - Lake City, Florida 32055 | 388-758-1083

**PARCEL: 12-3S-16-02096-000 - TIMBERLAND (005500)**  
 SE1/4 OF NW1/4 LYING S OF I-10 & E OF CO RD. ORB 447-728.

Name: MOORE WILLIAM D & RUTH H  
 Site: 2993 NW COUNTY ROAD 25A  
 Mail: 1835 NW MOORE FARMS RD  
 LAKE CITY, FL 32055

2010 Certified Values	
Land	\$5,194.00
Bldg	\$0.00
Assd	\$13,842.00
Exmpt	\$0.00
Taxbl	Cnty: \$13,842
	Other: \$13,842   Schl: \$13,842

NOTES:



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COLUMBIA COUNTY  
BOARD OF ADJUSTMENT MEETING  
SCHOOL BOARD ADMINISTRATIVE COMPLEX  
372 WEST DUVAL STREET, LAKE CITY, FLORIDA  
NOVEMBER 22, 2010  
**UNADOPTED MINUTES**

Board Members in Attendance:

Clay Feagle, Chairman  
Robert Jordan, Vice-chairman  
Matt Vann

Others in Attendance:

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

The meeting opened at 7:10 P.M.

Clay

Feagle: Seeing that there appears to be a large group of people who I am guessing are here to speak about the special exception we have on the agenda tonight. We are going to wait until 7:15 and hold the planning and Zoning Board meeting first and come back to the Board of Adjustment. The Pledge of Allegiance to the Flag of the United States of America and prayer were conducted.

**PUBLI HEARING:**

SE 0508

William

Haley: I am not going to testify.

Jordan: I want to state that Mr. Haley maybe representing a corporation I am a partner in and I want to disclose any potential conflict. I have discussed with the county attorney and he feels that there is not a conflict.

Marlin

Feagle: I want to confirm that a conflict is not apparent.

Haley: I would like to add that I have not yet taken on this corporation that Bob is a partner as a client yet. I am here tonight to ask for a continuance until next month. Was not expecting this large of a turnout and we need to have additional witnesses present and I ask that you continue this hearing until next month.

Marlin

Feagle: The continuance would have to be voted on the by the board.

Someone from audience: Don't you want to hear from the people that are here tonight?

Marlin

Feagle: This is in Commissioner Williams's district and he is here, you may want to hear from him. This is just a suggestion but you may want to hear from everybody here before you decide to continue it.

Clay

Feagle: Let's go ahead and listen to some of these folks who have come out before we make a decision.

Kepner: So you are going to open up the public hearing? Just wanted to make sure that I had things down correctly.

Jordan: I don't think we should hear testimony from these folks tonight. It seems to be a procedural issue.

Marlin

Feagle: Not on a motion to delay the case you would really have testimony on that. If the chairman is saying let the people that are here tonight speak and possibly then decision whether or not to continue the case, you can do that. You wouldn't be taking testimony on whether to continue the public hearing you would be taking testimony about the public hearing on whether to grant or deny

Clay

Feagle: I really would hate to waist these peoples time.

Jordan: I see Commissioner Williams really wants to speak.

Ron

Williams: My constituents on the north end of the county do not a have a problem with the continuance until after the Christmas holidays. Don't want to have public comment and then there be a continuance.

Clay

Feagle: If that's the case then we need a motion from the board.

Jordan: I make a motion to continue until next month.

Kepner: The next meeting is December 13<sup>th</sup>.

Someone from audience: How about in January?

Kepner: The January meeting would be the 27<sup>th</sup>.

Jordan: I was going to make a motion to continue it and if people can come back for the January meeting the can and if not they can submit statements for that meeting. I make a motion to continue until our January 27<sup>th</sup> meeting.

Vann: Second motion.

**MOTION APPROVED UNANIMOUSLY**

**STAFF MATTERS:**

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

Robert Jordan: Motion to approve minutes.

Vann: 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  
DECEMBER 13, 2010  
7:15 P.M.  
AGENDA

---

Public Hearing;

Z 0524 - George A. Kerce and Maureen C. Kerce requesting a change in zoning districts from RESIDENTIAL SINGLE FAMILY-1 (RSF-1) to COMMERCIAL INTENSIVE (CI). Located on the corner of State Road 47 and NW Greenridge Lane, approximately 1.5 miles north of the I-75, State Road 47 interchange.

Staff Matters;

Approval of Minutes;

November 22, 2010 minutes

**COLUMBIA COUNTY**  
**LAND DEVELOPMENT REGULATIONS AMENDMENT**  
**APPLICATION**

Name of Applicant(s): George & Maureen Kerce  
Address: 472 SW Stewart Loop  
City, State, Zip Code: Lake City, Fla. 32024  
Telephone: 386-752-6197 FAX: \_\_\_\_\_

Name of Applicant's Agent (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_

Please complete the following for proposed amendments to the Official Zoning Atlas.  
For amendments to the text of the Land Development Regulations, which do not require an Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this Application.

**PART I**

Legal Description (Include Copy of Deed):

Total acreage of land to be considered under this amendment: 0.72

Present Use: Vacant  
(commercial, industrial, residential, agricultural, vacant, etc.)

Zoning District:  
Present: RSF-1 Requested: CI

Future Land Use Plan Map Category: Commercial

Tax Parcel ID #: 18-45-17-08477-122

PART I - Continued

Previous Application for Amendment of the Property or a Part of the Property:

Land Use Amendment, Yes  No   
Land Use Amendment Application No. CPA - 0072

Land Development Regulations (Zoning) Amendment, Yes  No   
Land Development Regulations (Zoning) Amendment, Application No. Z -

-----  
PART II

For amendments to the text of the Land Development Regulations, 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.

APPLICATION FOR AMENDMENT  
OF THE LAND DEVELOPMENT REGULATIONS

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

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

George Kerce Maureen C Kerce  
Applicant/Agent Name (Type or Print)

George Kerce Maureen C. Kerce  
Applicant/Agent Signature

10-28-10  
Date

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FOR OFFICE USE ONLY

Date Filed: 22 Nov. 2010 Application No: Z 0524

Fee Amount: \$1,250.00 Receipt No. 4115

Date of Planning and Zoning Board Public Hearing: 13 Dec. 2010

Date notice published: \_\_\_\_\_

Newspaper: Lake City Reporter

Date of Local Planning Agency Public Hearing: Planning and Zoning Board acting as L.P.A.

Date notice published: \_\_\_\_\_

Newspaper: \_\_\_\_\_

Date(s) of Board of County Commissioners Public Hearing(s): (1) \_\_\_\_\_ (2) \_\_\_\_\_

Date(s) notice published: (1) \_\_\_\_\_ (2) \_\_\_\_\_

Newspaper: \_\_\_\_\_

Date Notice of Enactment of Ordinance published: \_\_\_\_\_

Newspaper: Lake City Reporter

Board of County Commissioners decision: \_\_\_\_\_

(Granted/Denied)



TO: BRIAN KEPNER  
FROM: EDDIE ANDERSON



6.00  
45.10

This instrument was prepared by: 22.00

TERRY McDAVID  
of the Law Office of  
McDAVID & MURPHY  
200 North Marion Street  
LAKE CITY, FLORIDA 32055

# Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 25th day of May  
GLEN A. KIMMICK and his wife, DEE N. KIMMICK,  
of the County of Columbia, State of Florida  
GEORGE A. KERCE and his wife, MAUREEN C. KERCE,  
whose post office address is R77, Box 254, LAKE CITY  
of the County of Columbia, State of Florida

1976  
Returned  
362  
764  
76-3703

Witnesseth, That said grantor, for and in consideration of the sum of  
Ten and no/100----- Dollars  
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 fol-  
lowing described land, situate, lying and being in Columbia County, Florida, to-wit:

### TOWNSHIP 4 SOUTH - RANGE 17 EAST

SECTION 18: Commence at the Southeast corner of Section 18, Township  
4 South, Range 17 East and run thence N 1°09'W, along the East line of  
said Section, 1417.87 feet; thence S 88°30'W, 577.00 feet; thence N 0°  
05'E, 988.50 feet to the POINT OF BEGINNING; and run thence S 88°17'W,  
1861.57 feet, to the East right-of-way line of State Road No. 47; thence  
Northerly along a curve concave to the left with a radius of 5779.56  
feet, along a chord bearing N 1°48'12"E, a distance of 246.56 feet to  
the Point-of-Tangency of said curve; thence N 0°45'20"E, along said East  
right-of-way line 233.90 feet; thence N 88°17'E, 1851.41 feet; thence S  
0°05'W, 480.00 feet, to the POINT OF BEGINNING.

362 764  
OFFICIAL RECORDS

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:

Winnie S. Ball  
Myrtle Ann McElroy

Glen A. Kimmick (Seal)  
Dee N. Kimmick (Seal)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

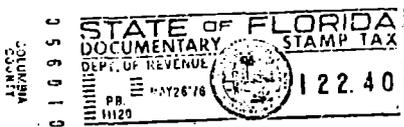
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared GLEN A. KIMMICK and his wife, DEE N. KIMMICK,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before  
me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of May  
1976.

My commission expires: 8/28/78

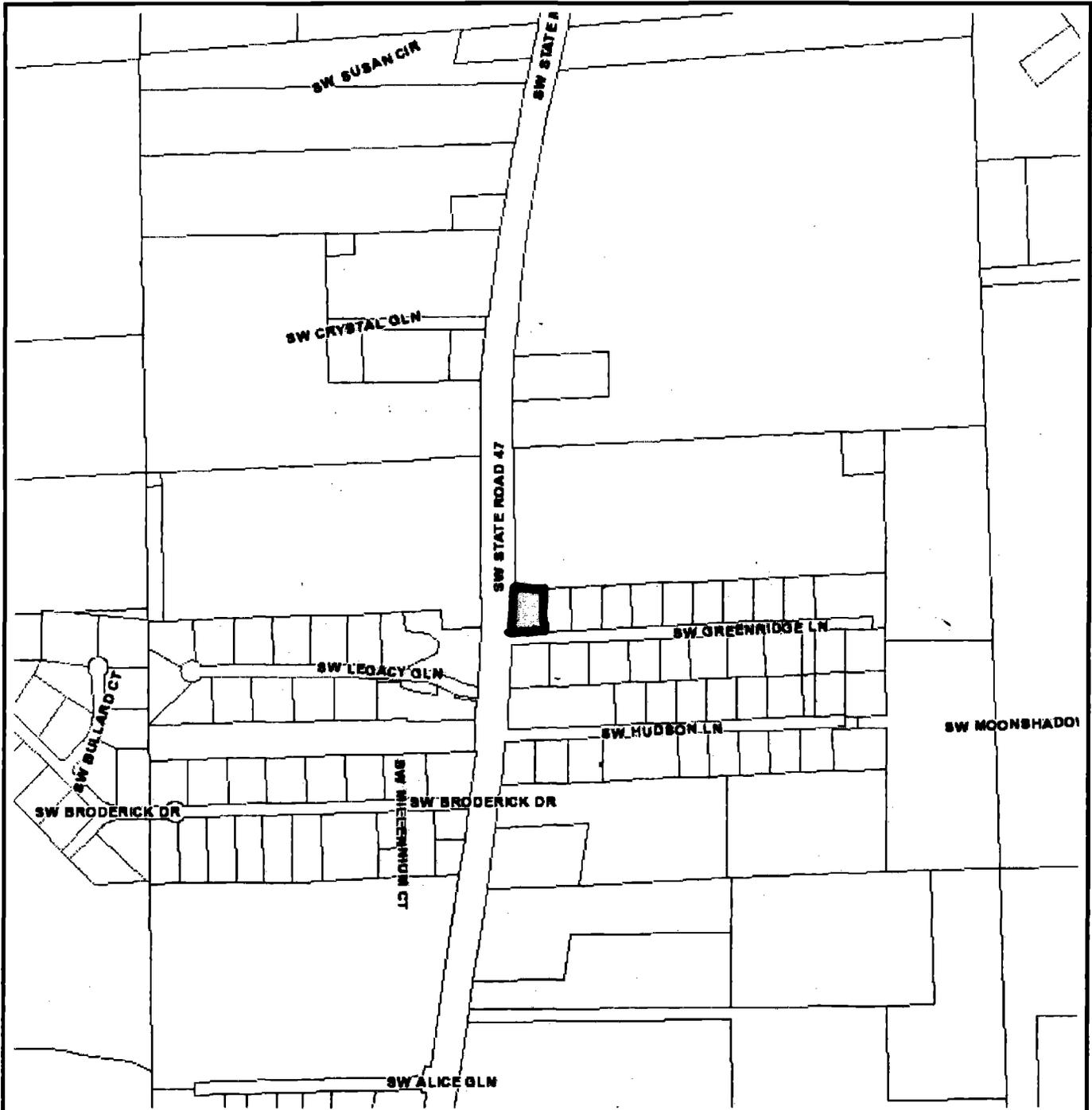
Winnie S. Ball  
Notary Public  
STATE OF FLORIDA AT LARGE



**LEGAL DESCRIPTION for Z 0524 (Kerce):**

A parcel of land lying within Section 18, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southeast corner of said Section 18; thence North 01°09' West along the East line of said Section 18 a distance of 1,417.87 feet; thence South 88°30' West 577.0 feet; thence North 00°05' East 1,468.50 feet; thence South 88°17' West 1,701.41 feet to the Point of Beginning; thence continue South 88°17' West 150.0 feet to the East right-of-way line of State Road 47; thence South 00°45'20" West along said East right-of-way line of State Road 47 a distance of 210.07 feet to the North right-of-way line of Greenridge Drive; thence North 88°17' East along said North right-of-way line of Greenridge Drive a distance of 150.0 feet; thence North 00°45'20" East 210.07 feet to the Point of Beginning. Said lands also known as Lot 22 of Greenridge Estates North, unrecorded subdivision.

Containing 0.72 acre, more or less.



**Columbia County Property Appraiser**

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

**PARCEL: 18-4S-17-08477-122 - VACANT (000000)**  
 COMM SE COR OF SEC, RUN N 1417.87 FT, W 577 FT, N 1488.5 FT, W 1701.41 FT FOR POB, RUN S 210.07 FT, W APPROX  
 144.36 FT, N ALONG RW 210.12 FT, E PROX

Name: KERCE GEORGE A & MAUREEN C  
 Site: LOT 22 GREENRIDGE EST NORTH UNR  
 Mail: 472 SW STEWART LOOP  
 LAKE CITY, FL 32024  
 Sales Info: NONE

2010 Certified Values	
Land	\$16,200.00
Bldg	\$0.00
Assd	\$16,200.00
Exmpt	\$0.00
Taxbl	Cnty: \$16,200
	Other: \$16,200   Schl: \$16,200

**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 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  
NOVEMBER 22, 2010  
**UNADOPTED MINUTES**

The meeting opened at 7:15 P.M.

**Board Members in Attendance:**

Clay Feagle, Chairman  
Robert Jordan, Vice-chairman  
Matt Vann

**Others in Attendance:**

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

**PUBLIC HEARING:**

CPA 0203

Lenvil Dicks: Requesting a change in land use from residential low density to Commercial. Property is located on the northeast corner of Bascom Norris and Lake Jeffery Road. An appropriate spot for commercial development.

Clay Feagle: Any questions from the Board?

Jordan: This is the most reasonable location for commercial development.

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

Jordan: Motion to recommend approval of CPA0203 changing from residential low density to commercial.

Vann: 2<sup>nd</sup> Motion.

**MOTION APPROVED UNANIMOUSLY**

**STAFF MATTERS:**

Clay Feagle: Approval of minutes from October 28, 2010 meeting.

Jordan: Motion to approve October 28<sup>th</sup> minutes.

Vann: 2<sup>nd</sup> Motion.

**MOTION APPROVED UNANIMOUSLY**

**Meeting Adjourned**