

**COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
COLUMBIA COUNTY EXTENSION OFFICE
164 SW MARY ETHEL LANE, LAKE CITY, FLORIDA
SEPTEMBER 27, 2012
7:00 P.M.
AGENDA**

Pledge to U.S. Flag

Invocation

Public Hearing;

Continued from August 23, 2012 Meeting:

SE 0520 - Greater Truevine Missionary Baptist Church, to request a special exception be granted as provided for in Section 4.17.5 of the Land Development Regulations to allow for a charter school in an INDUSTRIAL (I) zoning district, located near the intersection of CSX railroad and NE Kingston Lane.

APPEAL FOR SPECIAL EXCEPTION
TO
BOARD OF ADJUSTMENT

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

Date Filed 8 Aug 2012 Special Exception Request No. 0520
Received by BLK Date Set For Hearing 23 Aug. 2012
Date Hearing Held 23 Aug 2012 Published Notice Made 12 Aug. 2012
Newspaper Lake City Reporter
Fee Paid - Receipt No. 4306 Amount \$750.00 Date 8 Aug. 2012
Comments: (Indicate other actions, such as continuations) Continued to 27 SEPT. 2012
meeting
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) Greater Truevine Missionary Baptist Church
Address P.O. Box 3448 Lake City FL
Zip 32056-3448 Phone 386.755-9247

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

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

Title Holder(s) Representative (Agent), if applicable Greater Truevine Missionary
Baptist Church. & Name Alvin Simmons
Address 217 NE Kingston Lane Lake City Florida
ZIP 32055 Phone 386 755-9247

to be
Completed ↑

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

Location and Use:

Legal Description West 25 ft. of Lot 7 and Lots 6 and 13 of
Alexandra Height Subdivision

Tax Parcel Number 35-3S-17-07347-000

Location or Address of Property 217 NE Kingston Lane
Lake City, FL 32055

Size of Property 2.6 acres

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

Land Use Plan Map Category Industrial

Zoning District Industrial

Actions by Applicant on Property

Permit applied for and denied? NO Permit Application No. N/A

A previous appeal.

was made with respect to premises,
X was not Appeal Application No. N/A

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.

4.17.5 # 15

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.

Charter school in a portable classroom

- ~~X~~ plans for screening and buffering with reference as to type, dimensions, and character;
- ~~X~~ proposed landscaping; and
- ~~X~~ 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.

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 APPROVED BY STAFF)

STAMP
S
H
E
E
T



Alvin Simmons

(Signature)

Title Holder(s)' or Authorized Agent

Aug 8, 2012
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;

DEDICATION

Known all men by these present that Alice Alexandra Williams, a widow, owner has caused the land embraced in this plat to be surveyed, laid out and plotted to be known as ALEXANDRA HEIGHTS and the roads shown on the plat are hereby dedicated to the public.

Witness:
Bessie Tucker
W.H. Williams
 Signed
Alice Alexandra Williams, Seal

ALEXANDRA HEIGHT'S

A Subdivision of A Part of the West 1/2 of the N.W. 1/4 of Section 35, Twp. 3. South, Range 17. East, Tallahassee Meridian.

DESCRIPTION

Begin on the North Line of Section 35, Twp. 3. South, Range 17. East 420' East at the N.W. Corner of said Section 35 and run thence N. 89° 18' E. 210 feet thence S. 8° 05' W. 210 feet, thence N. 89° 18' E. 465 feet, thence S. 8° 05' W. 420 feet, thence N. 89° 18' E. 225.5 feet, thence S. 7° 50' W. 101 feet to the North R. of way line of the S.A.L.R. thence westerly on a curve, along said North R. of way line 1360 feet, thence N. 8° 05' E. 1196 feet, thence N. 89° 18' E. 420 feet thence N. 89° 18' E. 210 feet to POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered Land Surveyor and that the plat hereon delineated was made under my direction and that the plat is a true and correct representation of the land plotted and that permanent reference monuments have been placed as indicated on the plat and according to the laws

Signed W.H. Williams
 Land Surveyor
 Tallahassee, Fla. 425

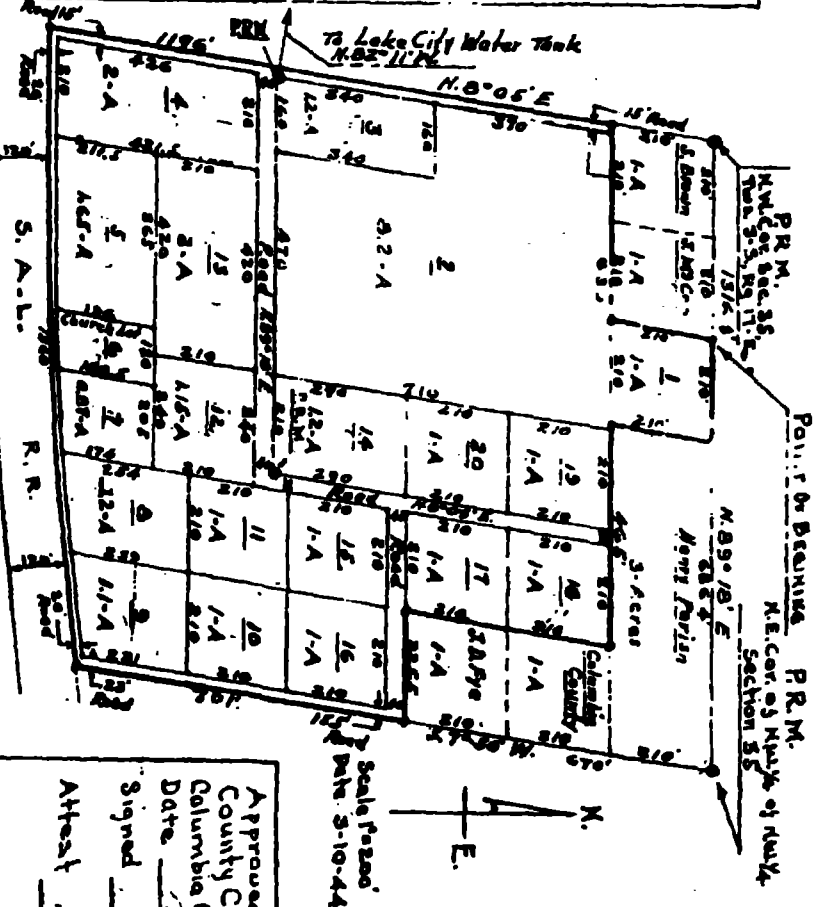
ACKNOWLEDGEMENT

State of Florida,
 County of Columbia,
 I hereby certify that on this 17th day of March, A.D. 1944, before me a Notary Public

personally appeared Alice Alexandra Williams, a widow, to me well known and known to me to be the individual described in, and who executed the foregoing dedication and acknowledged the execution thereof to be her free act and deed for the use and purposes therein mentioned.

Witness my signature and Official Seal at Lake City, Columbia County State of Florida on this 17th day of March, A.D. 1944.

W.H. Williams
 Notary Public, Tallahassee
 My commission expires the 1st day of October, 1944.



Approved by Board of
 County Commissioners,
 Columbia County, Florida
 Date _____

Signed _____

Chairman

Attest _____

Clark

Greater Truevine Baptist Church
Where Changed Lives ...



Are Changing Lives

Dr. Antonio L. Carlisle, Pastor

**217 NE Kingston LN, Lake City, FL
(386) 755-9247**

To whom it may concern:

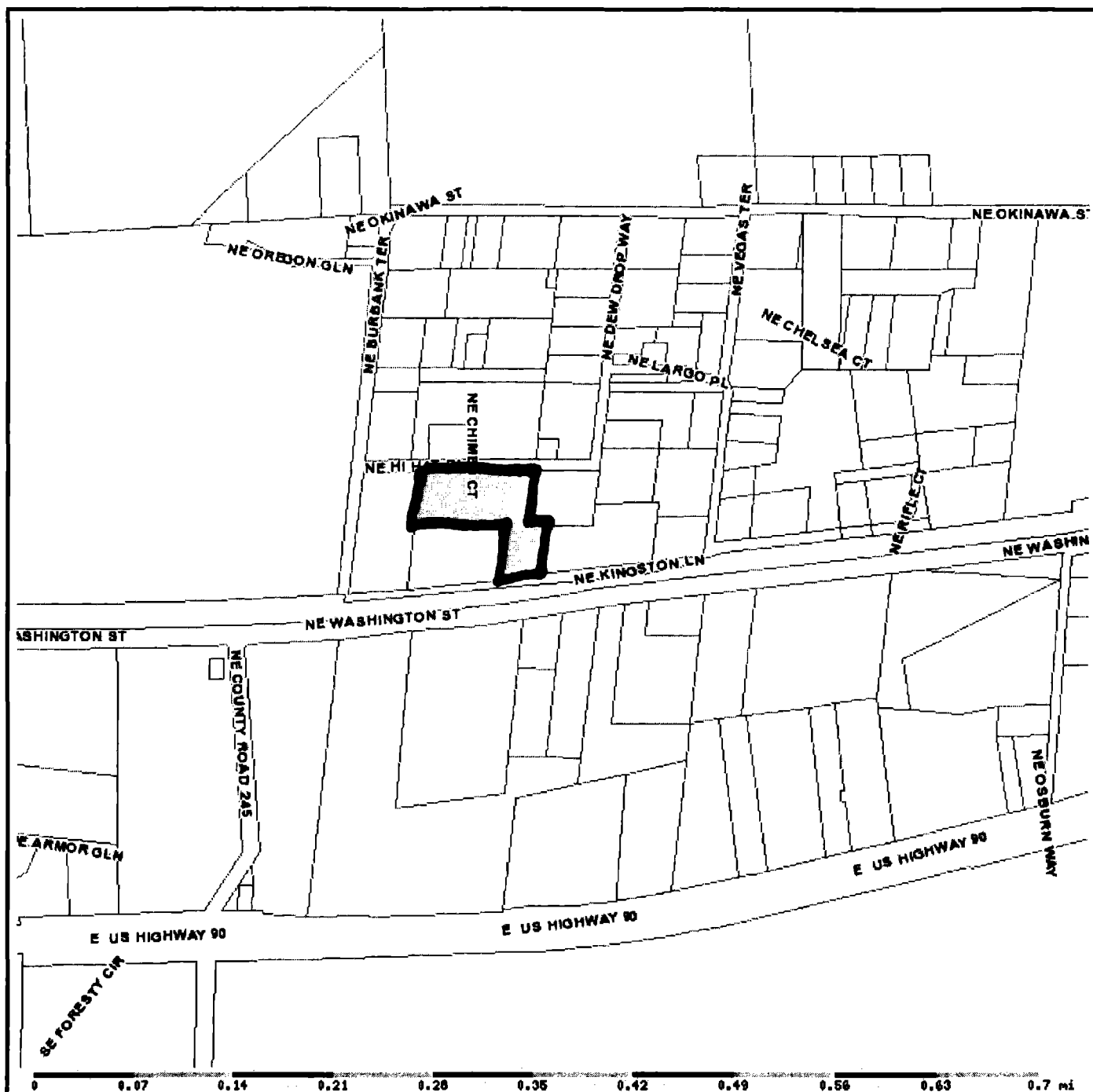
This is to inform you that Deacon Alvin Simmons, Chairman of the Greater Truevine Missionary Baptist Church, has the authority of this church to sign documents relating to the establishment of Vine Academy of the Arts and any other accommodating activities.

Yours in Christ Jesus,

*Dr. Antonio L. Carlisle, Pastor
Sister Mary Williams, Church Clerk
Dea. Emanuel Curry, Chairman of Deacon Board*

August 8, 2012

"Where Changed Lives are changing Lives"



Columbia County Property Appraiser

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

PARCEL: 35-3S-17-07347-000 - CHURCHES (007100)

LOTS 6 & 13 & 25 FT OFF W SIDE OF LOT 7 ALEXANDRA HEIGHTS S/D ORB 800-885, 942-2799,

Name: GREATER TRUEVINE MISSIONARY

Site: 217 NE KINGSTON LN

BAPTIST CHURCH C/O ERMON OWENS

Mail: NE KINGSTON LN

P O BOX 3448

LAKE CITY, FL 32056-3448

Sales 12/24/2001

Info 1/12/1995

\$12,000.00 V / Q

\$1,700.00 V / U

2011 Certified Values

Land \$28,418.00

Bldg \$77,272.00

Assd \$107,990.00

Exmpt \$107,990.00

Taxbl Cnty: \$0

Other: \$0 | Schl: \$0

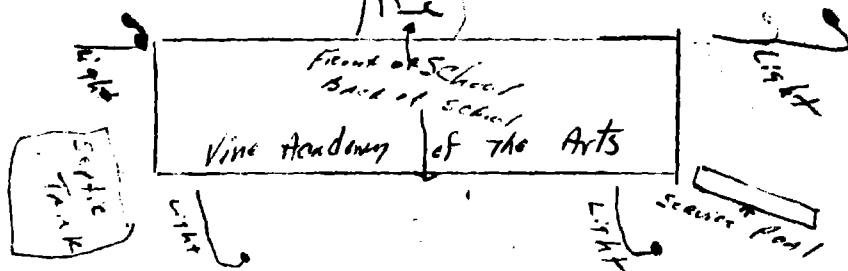
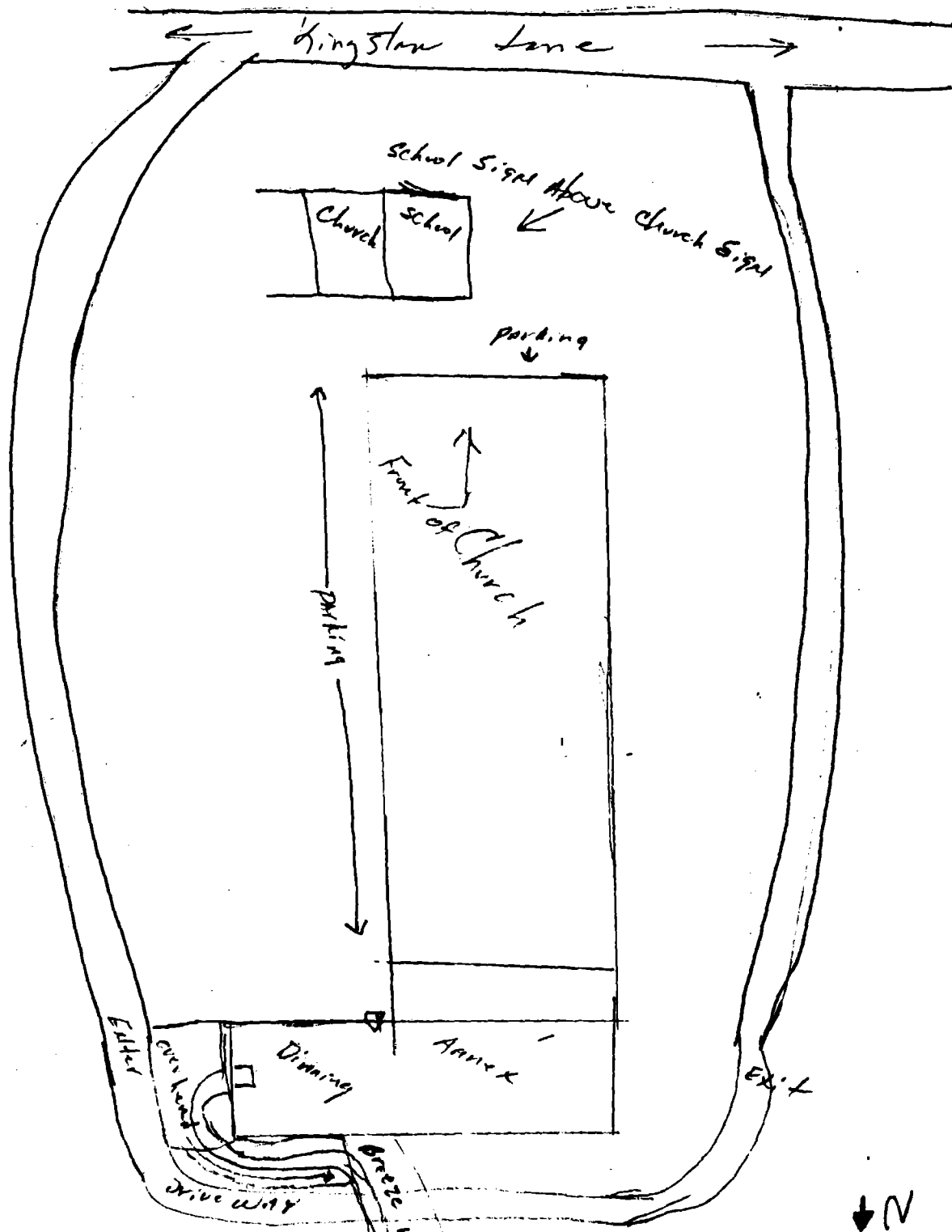
NOTES:



This information, updated: 8/2/2012, 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.

powered by:
GnzlyLogic.com

Greentree Truevine MBC



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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

23 August 2012

TO: Board of Adjustment

FROM: Land Development Regulation Administrator

SUBJECT: SE 0520 (Greater Truevine Missionary Baptist Church)

Concurrency Assessment Concerning a Special Exception

The following assessment is provided for the purpose of a binding concurrency determination regarding the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

SE 0520, a petition by Greater Truevine Missionary Baptist Church, to request a special exception be granted as provided for in Section 4.17.5 of the Land Development Regulations to allow for a charter school within an INDUSTRIAL (I) zoning district and in accordance with a site plan submitted as part of a petition dated August 8, 2012, to be located on property described, as follows:

A parcel of land lying within Section 35, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lots 6, 13 and the West 25 feet of Lot 7 of Alexander Heights Subdivision as recorded in the Public Records of Columbia County.

Containing 2.61 acres, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is not located within a community potable water system service area. Consequently, the use to be located on the site will be served by an individual water well. The individual water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed development would allow for 1 portable school building for a charter school to be located on the site.

Based on each portable classroom having a maximum capacity of 30 students. The maximum number of students permitted for the charter school is 30 students and an estimated 5 employees.

An average student is estimated to use 15 gallons of potable water usage per day.

$30 \text{ (students)} \times 15 \text{ (gallons of potable water usage per day)} = 450 \text{ gallons of potable water usage per day.}$

An average employee is estimated to use 22.5 gallons of potable water usage per day.

$5 \text{ (employees)} \times 22.5 \text{ (gallons of potable water usage per dwelling unit per day)} = 113 \text{ gallons of potable water usage per day.}$

Therefore, the estimated gallons of potable water usage per day = 563 gallons potable water usage per day ($450 + 113 = 563$).

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system. Consequently, the use to be located on the site will be served by an individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer effluent established within the Comprehensive Plan.

The proposed development would allow for 1 portable school building for a charter school to be located on the site.

Based on each portable classroom having a maximum capacity of 30 students. The maximum number of students permitted for the charter school is 30 students and an estimated 5 employees.

An average student is estimated to generate 11.5 gallons of sanitary sewer effluent per day.

$30 \text{ (students)} \times 11.5 \text{ (gallons of sanitary sewer effluent per day)} = 345 \text{ gallons of sanitary sewer effluent generated per day.}$

An average employee is estimated to generate 17.25 gallons of sanitary sewer effluent per day.

5 (employees) x 17.25 (gallons of potable water usage per dwelling unit per day) = 87 gallons of potable water usage per day.

Therefore, the estimated gallons of sanitary sewer effluent generated per day = 432 gallons sanitary sewer effluent per day (345 + 87 = 432).

Solid Waste Impact -

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed development would allow for 1 portable school building for a charter school to be located on the site.

Based on each portable classroom being 24 feet x 36 feet the total square foot gross floor area = 864 square foot gross floor area per portable classroom.

Based upon 5.5 pounds of solid waste per 1,000 square foot gross floor area per day:

0.864 (864 square foot gross floor area) x 5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 5 pounds of solid waste generated per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the landfill for 2012, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the additional portable classroom for a charter school use located on the site.

Drainage Impact -

As there will be only a minimal increase in the amount of impervious surface created, the proposed special exception is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no additional population generated by the addition of a portable classroom, the proposed additional portable classroom is not anticipated to have an adverse impact on recreational facilities. Therefore, the level of service standards established within the Comprehensive Plan for the provision of recreation facilities are anticipated to continue to be met or exceeded.

Resource-based and user-based facilities are anticipated to continue to meet or exceed the level of service established within the Comprehensive Plan after the additional portable classroom for a charter school is located on the site.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed development would allow for 1 portable school building for a charter school to be located on the site.

Based on each portable classroom having a maximum capacity of 30 students. The maximum number of students permitted for the charter school is 30 students and an estimated 5 employees.

Summary of Trip Generation Calculations for a Charter School (Elementary School)

Based upon 0.28 p.m. peak hour trips per student per weekday:

$30 \text{ (students)} \times 0.28 \text{ (p.m. peak hour trips per student per weekday)} = 9 \text{ p.m. peak hour trips per weekday.}$

Summary of Trip Generation for Employees for a Charter School (Elementary School)

Based on 3.45 p.m. peak hour trips generated per employee per weekday:

$5 \text{ (employees)} \times 3.45 \text{ (p.m. peak hour trips per employee per weekday)} = 18 \text{ p.m. peak hour trips per weekday.}$

Therefore, the estimated number of p.m. peak hour trips generated per weekday = 27 p.m. peak hour trips per weekday ($9 + 18 = 27$).

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed development.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 29 U.S. 90 (from NE Baya Ave. to end of 4 lane)	776 ^a	B	179	27	982	B

a 2011 Average Annual Daily Traffic County Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2009.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 5,700 p.m. peak hour trips for Section 29, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation as provided in the Comprehensive Plan after adding the potential p.m. peak hour trips associated with the proposed development.

Surrounding Land Uses

The current land use of the site is a church. The site is bounded on the north by single family residential, on the east by single family residential, on the south by CSX Railroad and industrial land uses and on the west by vacant land.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based on the Florida Division of Historical Resources Master Site File, dated 1989 and 1996, there are no known historic resources on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent change of annual flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, the site is not located within a wetland.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, dated 1977, the site is within an area known to contain phosphate deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Hurricane fine sand soils.

Hurricane fine sand soils are somewhat poorly drained, nearly level soils on flats and in areas adjacent to depressions and poorly defined drainageways. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more.

Hurricane fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the site is located in a less vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located within an agricultural and non-vegetative community. There are no known wildlife habitats associated with an agricultural and non-vegetative community.

**COLUMBIA COUNTY
PLANNING AND ZONING BOARD
COLUMBIA COUNTY EXTENSION OFFICE
164 SW MARY ETHEL LANE, LAKE CITY, FLORIDA
SEPTEMBER 27, 2012
7:15 P.M.
AGENDA**

Public Hearings;

- CPA 0208 - M. Virginia Tiner as agent for First Full Gospel Church, requesting to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL on 0.28 acre, located on the southwest corner of SE Baya Drive and SE Llewellyn Avenue.
- Z 0532 - Womble Holdings Inc., requesting to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL INTENSIVE (CI) to RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) on 0.55 acre, located at the southeast corner of NE Country Club Road and NE Jacksonville Loop. County Commissioners approved the land use change to Residential on August 16, 2012.

Staff Matters:

Set meeting dates for November and December 2012.

**COLUMBIA COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

Name of Applicant(s): M. Virginia Senior, Secy, Jr. First Full Gospel Church
Address: 386 SE LEWELLYS AVE
City, State, Zip Code: Lake City FL 32025
Telephone: 386 758-9808
Name of Applicant's Agent (if applicable): M. Virginia Tiner
Address: PO Box 1686
City, State, Zip Code: Lake City FL 32056
Telephone: 386 758-9808

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 Parcel # 34-35-17-07109-000
Legal Description: Lot 1 Block 2 Country Club Estates
Replat S/O EX RD/RW ORB 364629, 641-350,
667-734, 758-1604, 799-1571

Total Acreage of land to be considered under amendment: 0.246 ACRES

Future Land Use Plan Map Category: Present: SINGLE FAMILY (00100)
RESIDENTIAL LOW DENSITY
Requested: COMMERCIAL (Accounting)
COMMERCIAL

A previous application for amendment to the Comprehensive Plan:

 was made with respect to these premises, Application No.

 ✓ 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.

Mr. Virging Tinsler
Applicant/Agent Name (Type or Print Name)

Mr. Virging Tinsler
Applicant/Agent Signature

9-4-12
Date

FOR OFFICE USE ONLY

Date Filed: 4 SEPT. 2012
Application No: CPA 0208
Fee Amount: \$1,250.00
Receipt No. 4309
Date of Planning and Zoning Board Public Hearing: 27 SEPT. 2012
Date notice published: _____
Newspaper: _____
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) Board of County Commissioners Public Hearing: (1) _____ (2) _____
Date notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of an Ordinance published: _____
Newspaper: _____
Board of County Commissioners decision: _____
(Granted/Denied)

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.

A REVISION OF A PART OF THE WEST LINE OF THE S.W. 1/4 OF SEC. 4, T. 5 S., R. 15 E., CO. 10 N., MISSOURI, DESCRIBED AS BLOCKS 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 86

NORTH

SCALE 1"=100

HAVE ALL BEEN BY THESE PRESENTS THAT GAS CORP. OF
 LAKE CITY, FLORIDA, A CORP. UNDER LAWS OF THE STATE OF
 FLORIDA, IS THE GRANTOR, FULL CONVEYORS OF THE LANDS
 HEREIN DESCRIBED AND PLATTED TO BE KNOWN AS "TOWN-
 CUBE ESTATES BE PLAY" DO HEREBY DEDICATE TO THE USE OF
 PUBLIC FOROVER THE STREETS AND ALLEYS AS SHOWN.

1973 Alvin SIGNED Alvin
Alvin SIGNED Alvin

STATE OF FLORIDA
 COUNTY OF OKMULGA
 ON THIS 22 DAY OF January, 1973, BEFORE ME, APPOINTED
 AND QUALIFIED AS A PUBLIC NOTARY PUBLIC, appeared the
 GRANTOR AND ASSAINTS SIGNATORY OF THE GRANT OF THE
 LAKE CITY, FLORIDA, ACKNOWLEDGED THE ABOVE INSTRUMENT
 AS THEIR CORP. DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF January, 1973.

~~NOTARY PUBLIC~~ My Commission Expires Oct 01 1999

100 HENRY CERTIFY THAT AM A DULY AUTHORIZED
LAND SURVEYOR AND THE SECTION DESCRIBED
LIES WITHIN THE SECTION 36, AND
NOTED UNDER MY DIRECTION AND HAS BEEN
BEEN PLACED AS INDICATED AND CORN MARKERS SET
ON LOT CORNERS.

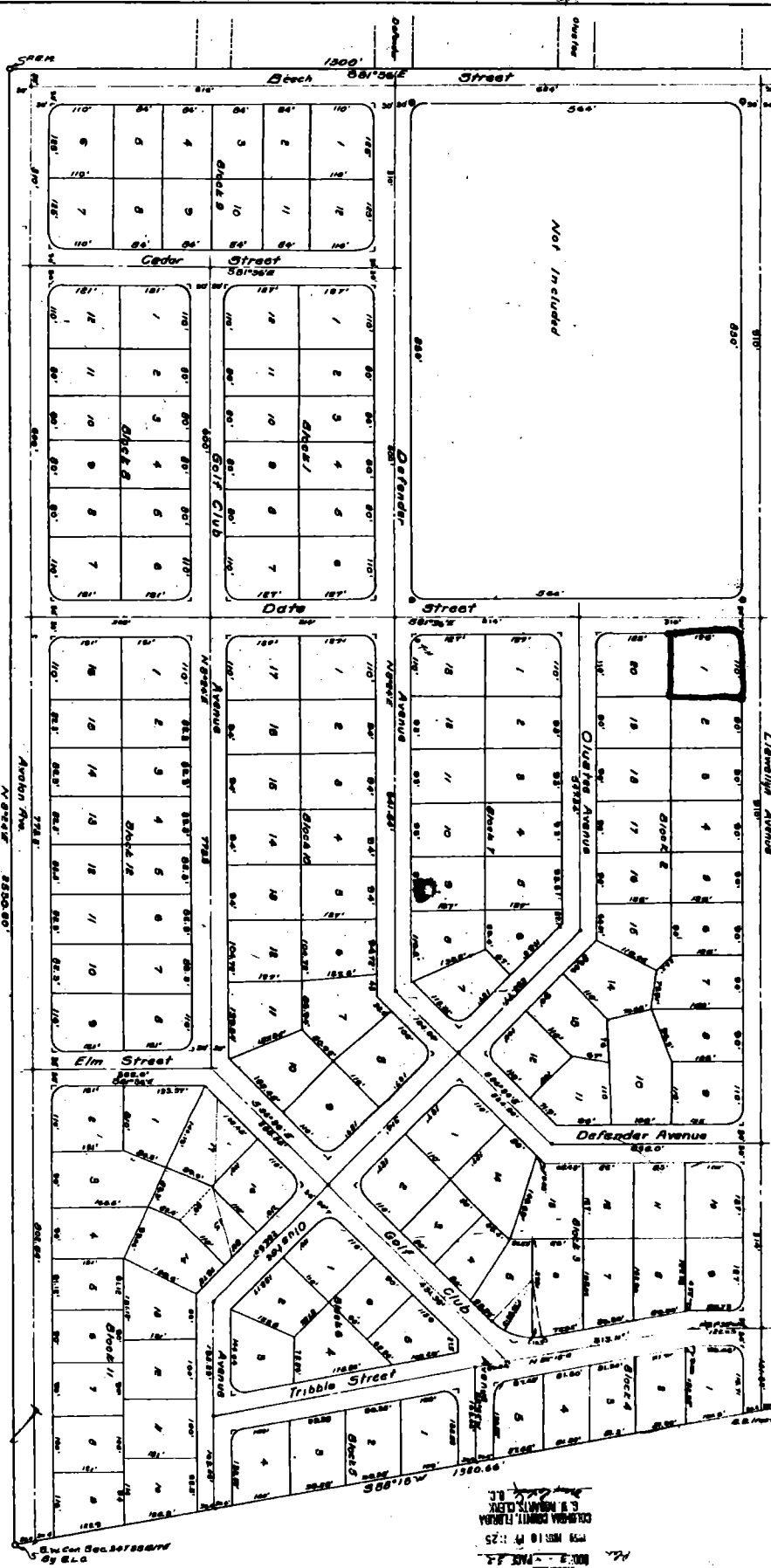
B. Brown

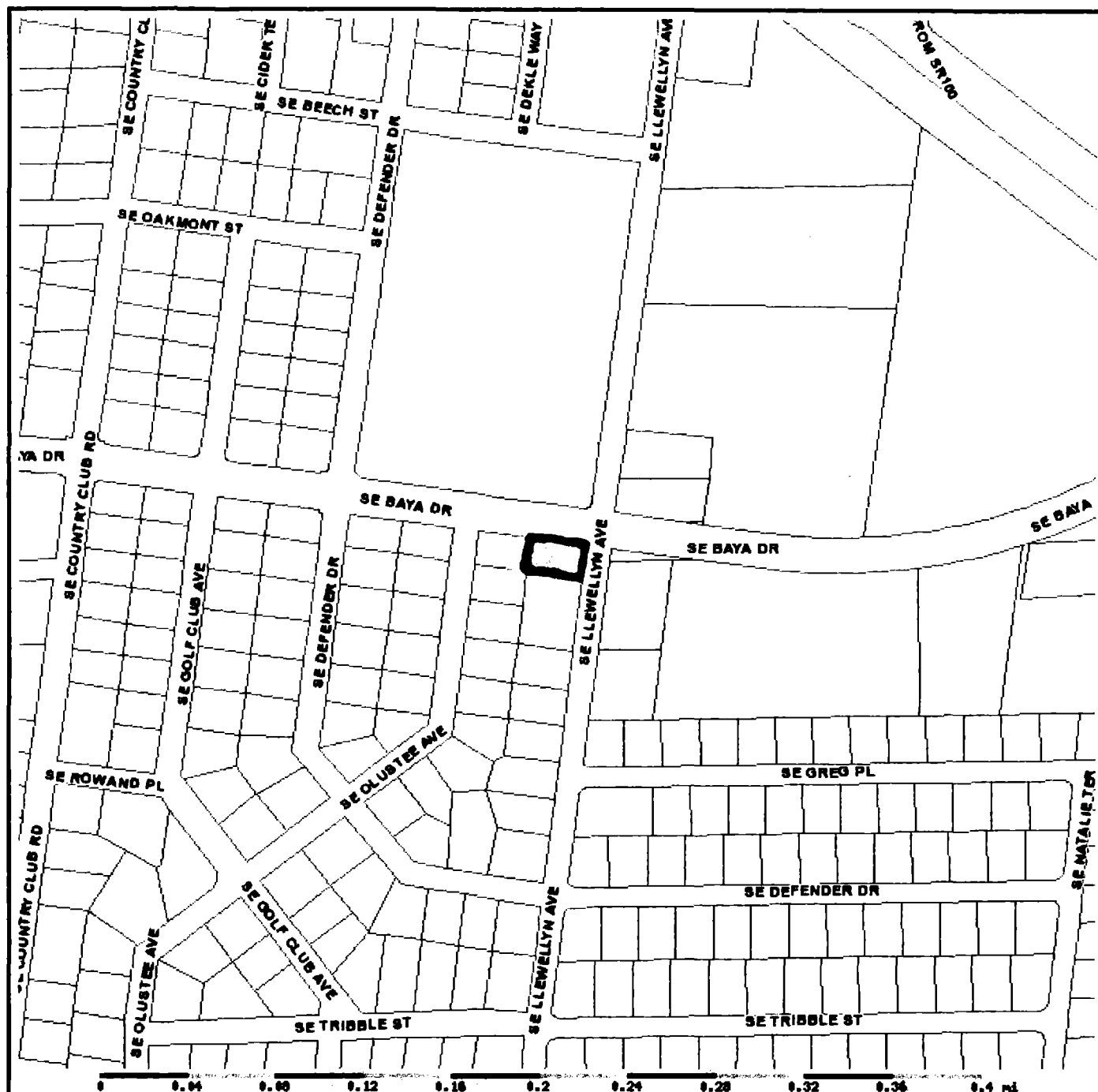
A. MOORE, LAND SURVEYOR
CERT. NO. 489

APPROVED BY THE AT THE BOARD OF COUNTY
COMMISSIONERS, SOUTHERN COUNTY, FLORIDA.
B. Brown
CLERK

DATE: *March 3, 1929*

100-3 - PAGE 3-2
JUN 10 1963
CLERK, PROBATE COURT, FLORIDA
JUN 10 1963





Columbia County Property Appraiser

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

PARCEL: 34-3S-17-07109-000 - SINGLE FAM (000100)

LOT 1 BLOCK 2 COUNTRY CLUB ESTATES REPLAT S/D EX RD R/W. ORB 364-629, 641-350, 667-734, 758-1604, 799-1571

Name: FIRST FULL GOSPEL CHURCH

Site: 386 SE LLEWELLYN AVE

TRUSTEES

Mail: P O BOX 2527

LAKE CITY, FL 32056-2527

Sales 12/22/1994

Info 4/2/1992

\$58,000.00 I / Q

\$0.00 I / U

2011 Certified Values

Land \$12,150.00

Bldg \$68,695.00

Assd \$81,545.00

Exmpt \$81,545.00

Crty: \$0

Taxbl Other: \$0 | Scht: \$0

NOTES:

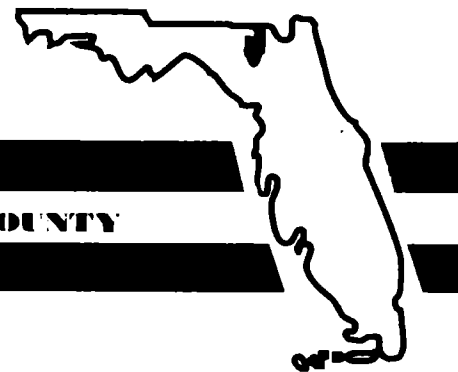


This information, updated: 8/2/2012, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. 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.

powered by:

GrizzlyLogic.com

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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

27 September 2012

TO: Board of County Commissioners

FROM: Planning and Zoning Board,
Serving also as the Local Planning Agency

SUBJECT: CPA 0208 (First Full Gospel Church)

Concurrency Assessment and Supporting Data and Analysis Concerning
a Small Scale Development Amendment to the Future Land Use Map of
the Comprehensive Plan

Land use amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 0208, an application by the First Full Gospel Church, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL LOW DENSITY (less than or equal to 2 dwelling units per acre) to COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 34, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lot 1, Block 2 of the Country Club Estates Replat, as recorded in the Public Records of Columbia County, Florida.

Containing 0.25 acre, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is located within a community potable water system service area.

There is currently a single family home located on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

1 (single family dwelling) x 255 (gallons of potable water usage per dwelling unit per day) = 255 gallons of potable water usage per day.

The proposed amendment could theoretically result in 2,722 square feet gross floor area of specialty retail use on the site based upon a maximum permitted floor area ratio of 0.25 for the site.

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

2.722 (2,722 square feet gross floor area) x 1.82 (employees per 1,000 square feet gross floor area) = 5 employees x 45 gallons of potable water usage per employee per day = 225 gallons of potable water usage per day.

Therefore, there is an estimated reduction in the number of gallons of potable water usage per day by 30 gallons per day (255 – 225 = 30).

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the uses to be located on the site will be served by individual septic tanks. The individual septic tanks are anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

1 (single family dwelling) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 179 gallons of sanitary sewer effluent per day.

The proposed amendment could theoretically result in 2,722 square feet gross floor area of specialty retail use on the site based upon a maximum permitted floor area ratio of 0.25 for the site.

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area:

$2.722 (2,722 \text{ square feet gross floor area}) \times 1.82 (\text{employees per 1,000 square feet gross floor area}) = 5 \text{ employees} \times 34.5 (\text{gallons of sanitary sewer effluent per employee per day}) = 173 \text{ gallons of sanitary sewer effluent per day.}$

Therefore, there is an estimated reduction in the number of gallons of sanitary sewer effluent generated per day by 6 gallons per day ($179 - 173 = 6$).

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

There is currently a single family home located on the site.

Based upon 12 pounds of solid waste per dwelling unit per day:

$1 (\text{single family dwelling}) \times 12 (\text{pounds of solid waste per dwelling unit per day}) = 12 \text{ pounds of solid waste per day.}$

The proposed amendment could theoretically result in 2,722 square feet gross floor area of specialty retail use on the site based upon a maximum permitted floor area ratio of 0.25 for the site.

Based upon a solid waste generation of 5.5 pounds per 1,000 square feet gross floor area per day:

$2.722 (2,722 \text{ square feet gross floor area}) \times 5.5 (\text{pounds of solid waste per 1,000 square feet gross floor area}) = 15 \text{ pounds of solid waste per day.}$

Therefore, the estimated increase in the number of pounds of solid waste generated per day = 3 pounds of solid waste per day ($15 - 12 = 3$).

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2012, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the theoretical solid waste demand generated by the commercial use of the site.

Drainage Impact -

As there will be only a minimal increase in the amount of impervious surface created, the proposed amendment is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no increase in population as a result of a commercial use allowed within a Commercial land use, there will be no need for additional recreation facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to adversely impact recreation facilities.

Resource-based and user-based facilities are anticipated to continue to meet or exceed the level of service established within the Comprehensive Plan after the theoretical commercial use of the site.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

There is currently a single family home located on the site.

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling.

1 (single family dwelling) x 1.02 (p.m. peak hour trips per weekday) = 2 p.m. peak hour trips per weekday.

The proposed amendment could theoretically result in 2,722 square feet gross floor area of specialty retail use on the site based upon a maximum permitted floor area ratio of 0.25 for the site.

Summary of Trip Generation Calculations for an average Specialty Retail Use

Based upon 5.02 p.m. peak hour trips per 1,000 square feet gross floor area per day:

2.722 (2,722 square feet gross floor area) x 5.02 (trips per 1,000 square feet gross floor area per day) = 14 p.m. peak hour trips.

Therefore, the estimated increase in p.m. peak hour per weekday traffic generated = 12 p.m. peak hour trips per weekday (14 - 2 = 12).

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 41 S.R.10-A (from Lake City city limits to U.S. 90)	895 ^a	B	0	12	907	B

a 2011 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2009.

Based upon the above analysis and the adopted level of service standard of "D" with a capacity of 3,280 p.m. peak hour trips for Section 41, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of theoretical trips associated with the proposed amendment.

Affordable Housing

The change in land use to commercial is not anticipated to impact affordable housing stock.

Surrounding Land Uses

The current land use of the site is single family residential. The site is bounded on the north by an elementary school and on the east by single family residential, on the south by single family residential and on the west by single family residential land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989 and 1996, there are no known historic resources located on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated February 4, 2009, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent change of annual flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Chipley fine sand soils (0 to 5 percent slopes).

Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches.

Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the site is located in a more vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative community. There are no known wildlife habitats associated with a non-vegetative community.

Application # 20532

COLUMBIA COUNTY
LAND DEVELOPMENT REGULATIONS AMENDMENT

APPLICATION

Name of Applicant(s): Wamble Holdings Inc
Address: 533 NW Amanda St.
City, State, Zip Code: Lake City, FL 32055
Telephone: 386 984 6020 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: .59

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

Zoning District:
Present: C1 CI Requested: RSMF 2 RSF/MH-2

Future Land Use Plan Map Category: RESIDENTIAL MEDIUM DENSITY

Tax Parcel ID #: 34-3S-17-07094-000

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 - 0206

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.

Brad Womble
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

8/23/12
Date

FOR OFFICE USE ONLY

Date Filed: 23 August 2012 Application No: 20532

Fee Amount: \$1,250.00 Receipt No. 4308

Date of Planning and Zoning Board Public Hearing: 27 SEPT. 2012

Date notice published: 19 SEPT. 2012

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: _____

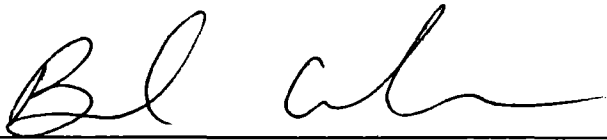
(Granted/ Denied)

SIGNS POSTED FOR BOARD HEARINGS

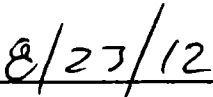
The Columbia County Land Development Regulations require that properties for which a Land Use Change, Zoning Change, Special Exception or Variance is requested must be posted by the Zoning Department for a minimum period of ten (10) days prior to the Board of Adjustment or Planning and Zoning Board hearing. 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 the 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 Zoning Department so the property can be re-posted. If the property is not properly posted until all hearings of the Board of Adjustment, Planning and Zoning and/or the Board of County Commissioners are completed, all 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 of time.

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



Title Holder/Agent Signature



Date

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](#)

Detail by Entity Name

Florida Profit Corporation

WOMBLE HOLDINGS INC

Filing Information

Document Number P12000026732

FE/EIN Number NONE

Date Filed 03/19/2012

State FL

Status ACTIVE

Effective Date 03/19/2012

Principal Address

533 NW AMANDA STREET
LAKE CITY FL 32055

Mailing Address

533 NW AMANDA STREET
LAKE CITY FL 32055

Registered Agent Name & Address

SCHAEFER, PAUL A
955 SW BAYA DR
LAKE CITY FL 32025 US

Officer/Director Detail

Name & Address

Title P

WOMBLE, WILLIAM B
533 NW AMANDA STREET
LAKE CITY FL 32055 US

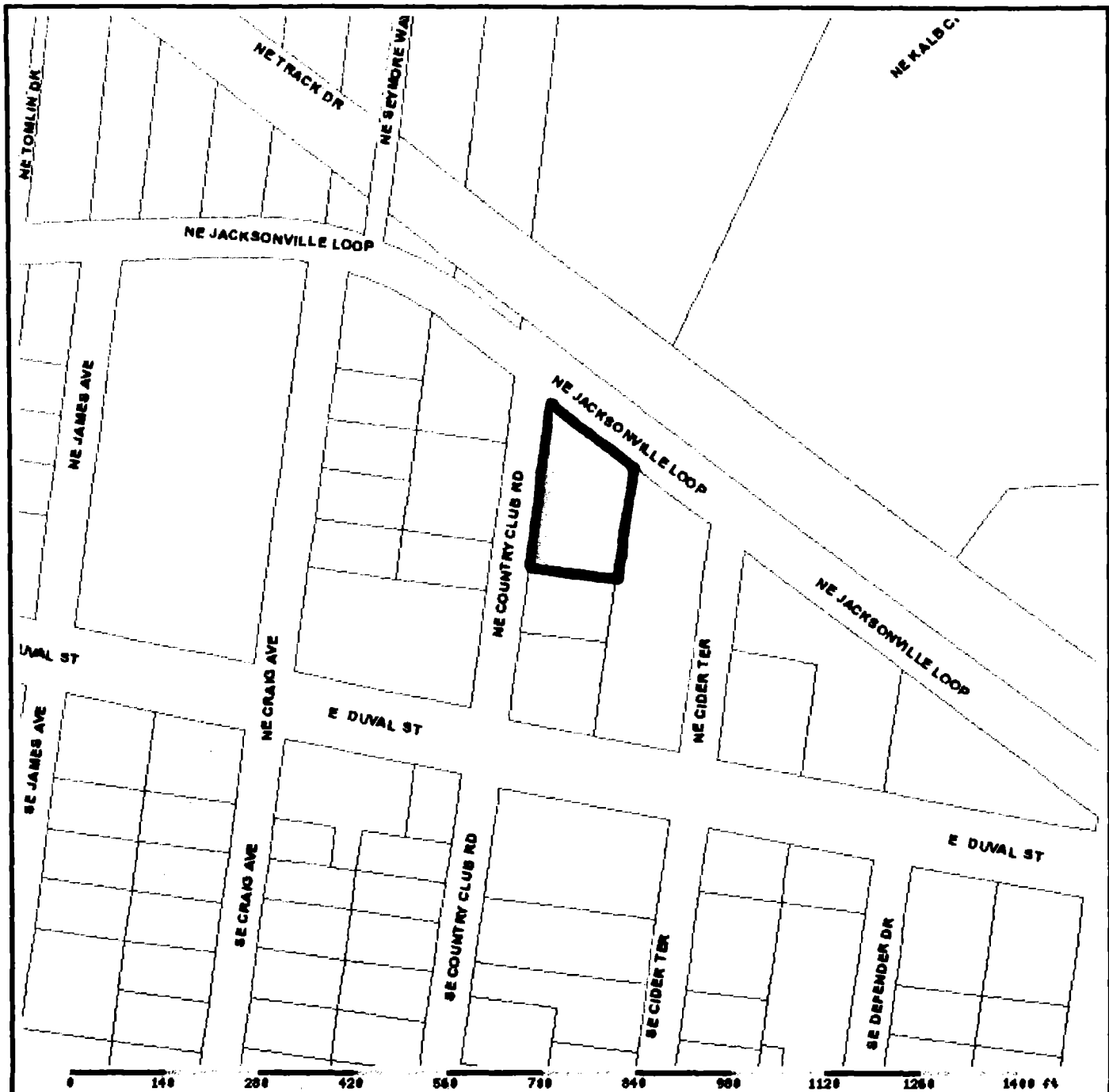
Annual Reports

No Annual Reports Filed

Document Images

03/19/2012 -- Domestic Profit

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



Columbia County Property Appraiser

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

PARCEL: 34-3S-17-07094-000 - VACANT (000000)

LOTS 3, 4, 5 & 6 BLOCK 22 COUNTRY CLUB ESTATES S/D. ORB 459-162,670-87, WD 1049-589 WD 1118-1168, WD 1233-782

Name: WOMBLE HOLDINGS INC
 Site: 179 NE COUNTRY CLUB RD
 Mail: 533 NW AMANDA ST
 LAKE CITY, FL 32055
 Sales 4/17/2012 \$5,500.00 I/Q Exmpt
 Info 5/7/2007 \$100.00 I/U Taxbl

2011 Certified Values

Land	\$22,855.00
Bldg	\$17,589.00
Assd	\$40,444.00
	\$0.00
Crty: \$40,444	
Other: \$40,444 Scht: \$40,444	

NOTES:

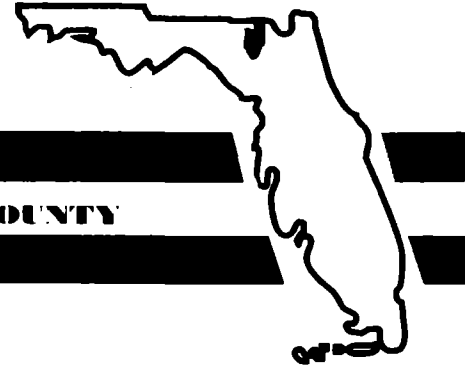


This information, updated: 6/7/2012, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. 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.

powered by
GrizzlyLogic.com

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

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



27 September 2012

TO: Board of County Commissioners

FROM: Planning and Zoning Board,
Serving also as the Local Planning Agency

SUBJECT: Z 0532 (Womble Holdings Inc.)

Concurrency Assessment Concerning an Amendment to the Official Zoning Atlas
of the Land Development Regulations

Zoning amendments are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 0532, an application by Womble Holdings Inc., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL INTENSIVE (CI) to RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) for the property described, as follows:

A parcel of land lying within Section 34, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lots 3, 4, 5 and 6, Block 22 of the Country Club Estates, as recorded in the Public Records of Columbia County, Florida.

Containing 0.55 acre, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.
AND THIRD THURSDAY AT 7:00 P.M.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is not located within a community potable water system service area. Consequently, the uses to be located on the site will be served by individual wells. Individual water wells are anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 4 single family dwelling units located on the site.

Based upon an average potable water usage of 100 gallons of potable water usage per capita per day x 2.55 persons per dwelling unit = 255 gallons of potable water usage per dwelling unit per day.

4 (single family dwelling units) x 255 (gallons of potable water usage per dwelling unit per day) = 1,020 gallons of potable water usage per day.

Sanitary Sewer Impact -

The site is not located within a community centralized sanitary sewer system service area. Consequently, the uses to be located on the site will be served by individual septic tanks. Individual septic tanks are anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 4 single family dwelling units located on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.55 persons per dwelling unit = 179 gallons of sanitary sewer effluent per dwelling unit per day.

4 (single family dwelling units) x 179 (gallons of sanitary sewer effluent per dwelling unit per day) = 716 gallons of sanitary sewer effluent per day.

Solid Waste Impact -

Solid waste disposal is provided for uses to be located on the site at the County landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 4 single family dwelling units located on the site.

Based upon 12 pounds of solid waste per dwelling unit per day:

4 (single family dwelling units) x 12 (pounds of solid waste per dwelling unit per day) = 48 pounds of solid waste per day.

Total County average solid waste disposal per day (including municipalities) = 471,300 pounds per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill for 2012, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the potential solid waste demand generated by the single family residential use of the site.

Drainage Impact -

As there will be only a minimal increase in the amount of impervious surface created, the proposed amendment is not anticipated to adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established with the Comprehensive Plan is anticipated to continue to be met or exceeded.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could potentially result in 4 single family dwelling units located on the site.

Based upon 2.55 persons per single family dwelling unit:

4 (single family dwelling units) x 2.55 (persons per single family dwelling unit) = 11 persons.

The additional population associated with the potential single family residential use of the site is not anticipated to adversely impact the current level of service provided by recreational facilities. Therefore, recreational facilities are anticipated to continue to meet or exceed the level of service standards established within the Comprehensive Plan after the potential single family residential use of the site.

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 4 single family dwelling units located on the site.

Summary of Trip Generation Calculations for Single Family Residential Dwellings

Based upon 1.02 p.m. peak hour weekday trips per single-family dwelling unit.

4 (single family dwelling units) x 1.02 (p.m. peak hour trips per weekday) = 5 p.m. peak hour trips per weekday.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 27 U.S. 90 (from East city limits of Lake City to S.R. 100)	1,009 ^a	B	0	5	1,014	B

a 2010 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 8th Edition, 2008.

Quality/Level of Service Handbook. Florida Department of Transportation, February 2009.

Based upon the above analysis and the adopted level of service standard of "D" with a capacity of 3,280 p.m. peak hour trips for Section 27, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of potential trips associated with the proposed amendment.

Surrounding Land Uses

Currently, the site is vacant land. The site is bounded on the north by the Norfolk Southern Railroad and single family residential, on the east by vacant land, on the south by commercial and on the west by single family residential land uses.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989 and 1996, there are no known historic resources located on the site.

Flood Prone Areas

According to Illustration A-V of the Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated January 6, 1988, the site is located within a zone X. Zone X has been determined to be areas with a 0.2 percent annual chance of flooding.

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, there are no wetlands located on the site.

Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

Soil Types

According to Illustration A-VIII of the Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey dated October 1984, the site contains Chipley fine sand soils (0 to 5 percent slopes).

Chipley fine sand soils (0 to 5 percent slope) are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches.

Chipley fine sand soils (0 to 5 percent slope) have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, dated October 7, 1997, the site is not located within a stream to sink area.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the site is located in a more vulnerable area.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the site is located in a non-vegetative community. There are no known wildlife habitats associated with a non-vegetative community.

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
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: 19 September 2012
To: Board of Adjustment/Planning and Zoning Board Members
From: Brian L. Kepner, County Planner *BLK*
Re: Meeting Dates of November and December

With the holidays in November and December being around the 4th Thursday of the month, it is that time of year to choose alternative dates for those meetings. In November there are five (5) Thursdays this year. Thanksgiving is on the 4th Thursday, the 22nd. I have checked with the School Board and the 5th Thursday, the 29th is open. In addition, Monday the 26th is also open. In December possible dates are Thursday the 13th and Monday the 17th.

xc: Marlin M. Feagle, County Attorney

November 2012

November 2012						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December 2012						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct 28 - Nov 3	Oct 28	29	30	31	Nov 1	2	3
Nov 4 - 10	4	5	6	7	8	9	10
Nov 11 - 17	11	12	13	14	15	16	17
Nov 18 - 24	18	19	20	21	22	23	24
					THANKSGIVING		
Nov 25 - Dec 1	25	26	27	28	29	30	Dec 1
		OPEN			OPEN		

December 2012

December 2012							January 2013						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	1	6	7	1	2	3	4	5
9	10	11	12	13	14	8	13	14	8	9	10	11	12
16	17	18	19	20	21	15	20	21	15	16	17	18	19
23	24	25	26	27	28	22	27	28	22	23	24	25	26
30	31					29			29	30	31		

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Nov 25	26	27	28	29	30	Dec 1
11/25 - 30							
	2	3	4	5	6	7	8
12/2 - 7							
	9	10	11	12	13	14	15
12/9 - 14					OPEN		
	16	17	18	19	20	21	22
12/16 - 21		OPEN					
	23	24	25	26	27	28	29
12/23 - 28		CHRISTMAS EVE	CHRISTMAS				
	30	31	Jan 1, 13	2	3	4	5
12/30 - 1/4							