

**COLUMBIA COUNTY**  
**PLANNING AND ZONING BOARD**  
**JANUARY 26, 2017 MEETING AGENDA**

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX  
372 WEST DUVAL STREET, LAKE CITY, FLORIDA  
6:15 P.M.

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Public Hearings

**LDR 17 01** – A request by Board of County Commissioners, to amend the text of the Land Development Regulations, as amended, by amending Section 4.2.31, entitled “Home Occupation Requirements”; Section 4.4.5, entitled “Special Exceptions”; Section 4.5.7, entitled “Special Exceptions”; Section 4.6.5, entitled “Special Exceptions”; Section 4.7.5, entitled “Special Exceptions”; Section 4.8.5, entitled “Special Exceptions”; Section 4.9.5, entitled “Special Exceptions”; Section 4.11.5, entitled “Special Exceptions”; Section 4.18.4, entitled “Special Exceptions”; and, Section 4.19.4, entitled “Special Exceptions”.

Staff Matters

Adoption of the December 20, 2016 meeting minutes.

Discussion Items

None

***NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***

**RESOLUTION NO. PZ/LPA LDR 17-01**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; AMENDING SECTION 4.2.31, ENTITLED "HOME OCCUPATION REQUIREMENTS"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.6.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.7.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.8.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.9.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.11.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.18.4, ENTITLED "SPECIAL EXCEPTIONS"; AND, AMENDING SECTION 4.19.4, ENTITLED "SPECIAL EXCEPTIONS"; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, LDR 17-01, by the Board of County Commissioners, Section 4.2.31, entitled "Home Occupation Requirements"; Section 4.4.5, entitled "Special Exceptions"; Section 4.5.7, entitled "Special Exceptions"; Section 4.6.5, entitled "Special Exceptions"; Section 4.7.5, entitled "Special Exceptions"; Section 4.8.5, entitled "Special Exceptions"; Section 4.9.5, entitled "Special Exceptions"; Section 4.11.5, entitled "Special Exceptions"; Section 4.18.4, entitled "Special Exceptions"; and, Section 4.19.4, entitled "Special Exceptions" of the Land Development Regulations are hereby amended as follows:

4.2.31 *Home occupation requirements.* The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.
10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

#### 4.4.5 *Special exceptions.*

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are no located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

#### 4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see section 4.2).
18. Private clubs and lodges.
19. Off-site signs (see also section 4.2).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.

38. Solar power generation plant (see section 4.2.41).
39. Other uses which are compatible with the uses of this district.

#### 4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pickup and drop-off of children.
6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)
7. Private clubs and lodges.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses.

#### 4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Bed and breakfast inns.
9. Conference centers.
10. Duplexes (in RSF-2 on one acre).
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses.

#### 4.8.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Bed and breakfast inns.
2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
7. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
8. Commercial greenhouses and plant nurseries.
9. Duplexes (in RSF/MH-2 minimum one-acre parcel).
10. Conference centers.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the uses of the district.

#### 4.9.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses compatible with the district.

#### 4.11.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.

3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Group living facilities.
8. Nursing homes and residential homes for the aged.
9. Conference centers.
10. Bed and breakfast inns.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the character of the district.

4.18.4 *Special exceptions.*  
(see also articles 12 and 13).

1. Residential homes for the aged

4.19.4 *Special exceptions.*  
(see also articles 12 and 13).

1. Reserved

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 26<sup>th</sup> day of January 2017.

Attest:

PLANNING AND ZONING BOARD OF  
COLUMBIA COUNTY, FLORIDA,  
SERVING ALSO AS THE  
LOCAL PLANNING AGENCY OF  
COLUMBIA COUNTY, FLORIDA

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Brandon M. Stubbs, Secretary to the  
Planning and Zoning Board

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Robert F. Jordan, Chairman



**ORDINANCE NO. 2017-01**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION, LDR 17-01, BY BOARD OF COUNTY COMMISSIONERS; AMENDING SECTION 4.2.31, ENTITLED "HOME OCCUPATION REQUIREMENTS"; AMENDING SECTION 4.4.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.5.7, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.6.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.7.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.8.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.9.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.11.5, ENTITLED "SPECIAL EXCEPTIONS"; AMENDING SECTION 4.18.4, ENTITLED "SPECIAL EXCEPTIONS"; AND, AMENDING SECTION 4.19.4, ENTITLED "SPECIAL EXCEPTIONS"; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners has determined and found that approval of

said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:**

Section 1. Pursuant to an application, LDR 17-01, by the Board of County Commissioners, Section 4.2.31, entitled "Home Occupation Requirements"; Section 4.4.5, entitled "Special Exceptions"; Section 4.5.7, entitled "Special Exceptions"; Section 4.6.5, entitled "Special Exceptions"; Section 4.7.5, entitled "Special Exceptions"; Section 4.8.5, entitled "Special Exceptions"; Section 4.9.5, entitled "Special Exceptions"; Section 4.11.5, entitled "Special Exceptions"; Section 4.18.4, entitled "Special Exceptions"; and, Section 4.19.4, entitled "Special Exceptions" of the Land Development Regulations are hereby amended as follows:

*4.2.31 Home occupation requirements.* The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.
10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

#### 4.4.5 *Special exceptions.*

(See also articles 12 and 13).

1. Campgrounds of less than 100 campsites, provided that such campgrounds are no located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
2. Bottled-water plant.
3. Solar power generation plant (See section 4.2.41).
4. Other similar uses, which are consistent with the uses within this district.

#### 4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.
14. Crematories.
15. Airplane landing fields.
16. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
17. Public buildings and facilities, unless otherwise specified (see section 4.2).
18. Private clubs and lodges.
19. Off-site signs (see also section 4.2).
20. Solid waste facilities.
21. Group home care facilities.
22. Explosives, manufacturing or storage.
23. Flea markets.
24. Paper and pulp manufacturing
25. Cemeteries and mausoleums which require state licensure.
26. Small engine repair (not to exceed 2,000 square feet).
27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).
28. Welding shop (not to exceed 2,500 square feet).
29. Bed and breakfast inns.
30. Building contractor and yard.
31. General store.
32. Mini-warehouses (completely enclosed).
33. Intensive agriculture (except where prohibited).
34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.
35. Funeral homes.
36. Exotic animals.
37. Private schools offering curricula similar to public school.
38. Solar power generation plant (see section 4.2.41).

39. Other uses which are compatible with the uses of this district.

4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pickup and drop-off of children.
6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)
7. Private clubs and lodges.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses.

4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.
6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Bed and breakfast inns.
9. Conference centers.
10. Duplexes (in RSF-2 on one acre).
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses.

4.8.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Bed and breakfast inns.

2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
7. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
8. Commercial greenhouses and plant nurseries.
9. Duplexes (in RSF/MH-2 minimum one-acre parcel).
10. Conference centers.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the uses of the district.

#### 4.9.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)
6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Commercial greenhouses and plant nurseries.
8. Private schools offering curricula comparable to that of public schools.
9. Other similar uses compatible with the district.

#### 4.11.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

6. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
  - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Group living facilities.
8. Nursing homes and residential homes for the aged.
9. Conference centers.
10. Bed and breakfast inns.
11. Private schools offering curricula comparable to that of public schools.
12. Other similar uses, which are compatible with the character of the district.

4.18.4 *Special exceptions.*  
(see also articles 12 and 13).

1. Residential homes for the aged

4.19.4 *Special exceptions.*  
(see also articles 12 and 13).

1. Reserved

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting,  
by the Board of County Commissioners this 16<sup>th</sup> day of February 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

---

P. DeWitt Cason, County Clerk

---

Ron Williams, Chairman



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # LDR 17 01

Application Fee \$1,250.00

Receipt No. \_\_\_\_\_

Filing Date 12-22-16

Completeness Date \_\_\_\_\_

## Land Development Regulation Text Amendment Application

### A. APPLICANT INFORMATION

1. Applicant Status ☒ Applicant ☐ Agent
2. Name of Applicant(s): Board of County Commissioners Title: \_\_\_\_\_  
Company name (if applicable): Columbia County  
Mailing Address: P.O. Box 1529  
City: Lake City State: FL Zip: 32056  
Telephone: (386) 758-1005 Fax: ( ) Email: \_\_\_\_\_

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

3. If agent for the applicant\*.  
Applicant's Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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

**\*Must provide an executed agent authorization letter granting the agent authorization to act on behalf of the applicant.**

### B. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:  
Future Land Use Map Amendment: ☐ Yes ☒ No  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_  
Variance: ☐ Yes ☒ No  
Variance Application No. V \_\_\_\_\_  
Special Exception: ☐ Yes ☒ No  
Special Exception Application No. SE \_\_\_\_\_



**C. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Proposed Section of the Land Development Regulations ("LDRs") to be amended and the proposed language in strike-thru, underline format.
2. Fee. The application fee for text amendments to the Land Development Regulations is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

**All attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

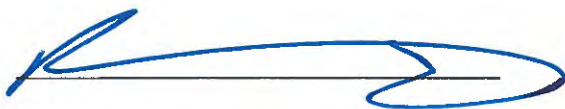
**A total of fourteen (14) copies of application and support material, and a PDF copy on a CD, are required at the time of submittal.**

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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.

**Ron Williams**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

1-3-17

Date

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

4.2.31 *Home occupation requirements.* The Land Development Regulation Administrator, or the Land Development Regulation Administrator's designee, shall have the authority to approve home occupations subject to the following requirements:

1. Only one additional person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding 16 square feet in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. In all zone districts except agricultural districts, no home occupation shall be conducted in an accessory building. In agriculture districts, home occupations may be conducted in an accessory building, provided that the floor area devoted to the home occupation does not exceed 1,000 square feet.
5. No home occupation shall occupy more than 20 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. For purposes of illustration, the following uses shall not be considered home occupations: (1) studio for group instruction, (2) dining facility or restaurant, (3) antique or gift shop, (4) outdoor repair, (5) food processing, (6) retail sales, except in agriculture zoning districts, and (7) child care center.
9. For purposes of illustration, the following uses may be considered home occupations, provided they meet all the requirements listed in subparagraphs a through h above and all other provisions of these land development regulations: (1) the giving of individual instruction to one person at a time such as art or music teacher; (2) fabrication of articles such as are commonly classified under the terms arts and handicrafts, providing no retail sales, except in agriculture zoning districts, are made in the home; (3) custom dressmaking, seamstress, milliner; (4) tutoring for not more than one student at a time; (5) answering telephone; (6) barber or beauty shop; (7) photographic studios; (8) professional or business offices; and retail sales in agriculture zoning districts; and other similar uses.

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

10. A home occupation shall be subject to all applicable occupational licenses and other business taxes.

### 4.4.5 *Special exceptions.*

(See also articles 12 and 13).

#### ~~1.—Home occupations.~~

- ~~2~~ 1. Campgrounds of less than 100 campsites, provided that such campgrounds are no located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed.
- ~~3~~ 2. Bottled-water plant.
- ~~4~~ 3. Solar power generation plant (See section 4.2.41).
- ~~5~~ 4. Other similar uses, which are consistent with the uses within this district.

### 4.5.7 *Special exceptions within Agriculture-1, Agriculture-2 and Agriculture-3 districts.*

(See also articles 12 and 13.)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 150 feet of any side or rear lot line.
2. Livestock auction arenas and general merchandise auction houses.
3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 150 feet of any lot line.
4. Heavy equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pistol ranges; travel trailer parks or campgrounds, including day camps; hunting or fishing camps; and similar uses.
9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 150 feet of any lot line.
10. Drive-in theaters (see section 4.2 for special design standards).
11. Hospitals, sanitariums, nursing homes, and residential homes for the aged and residential facilities for the aged.
12. Commercial kennels, veterinary clinics, and animal shelters; provided, that no open runs or buildings used for housing of animals shall be located within 150 feet of any lot line.
13. Group living facilities.

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

14. Crematories.

15. Airplane landing fields.

16. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~17. Home occupations (see section 4.2).~~

~~18~~ 17. Public buildings and facilities, unless otherwise specified (see section 4.2).

~~19~~ 18. Private clubs and lodges.

~~20~~ 19. Off-site signs (see also section 4.2).

~~21~~ 20. Solid waste facilities.

~~22~~ 21. Group home care facilities.

~~23~~ 22. Explosives, manufacturing or storage.

~~24~~ 23. Flea markets.

~~25~~ 24. Paper and pulp manufacturing

~~26~~ 25. Cemeteries and mausoleums which require state licensure.

~~27~~ 26. Small engine repair (not to exceed 2,000 square feet).

~~28~~ 27. Automotive repair and repair of agricultural equipment (not to exceed 2,500 square feet).

~~29~~ 28. Welding shop (not to exceed 2,500 square feet).

~~30~~ 29. Bed and breakfast inns.

~~31~~ 30. Building contractor and yard.

~~32~~ 31. General store.

~~33~~ 32. Mini-warehouses (completely enclosed).

~~34~~ 33. Intensive agriculture (except where prohibited).

~~35~~ 34. Sawmills and planing mills and similar uses; provided, that no building used for these activities shall be located with 300 feet of any lot line.

~~36~~ 35. Funeral homes.

~~37~~ 36. Exotic animals.

~~38~~ 37. Private schools offering curricula similar to public school.

~~39~~ 38. Solar power generation plant (see section 4.2.41).

~~40~~ 39. Other uses which are compatible with the uses of this district.

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

### 4.6.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Reserved.
2. Reserved.
3. Reserved.
4. Reserved.
5. Child care centers, provided:
  - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
  - b. Provision is made for areas for off-street pickup and drop-off of children.

~~6. Home occupations. (See also section 4.2.)~~

~~7~~ 6. Public buildings and facilities, unless otherwise specified. (See section 4.2.)

~~8~~ 7. Private clubs and lodges.

~~9~~ 8. Private schools offering curricula comparable to that of public schools.

~~10~~ 9. Other similar uses.

### 4.7.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified.

~~6. Home occupations. (See section 4.2.)~~

~~7~~ 6. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~8~~ 7. Commercial greenhouses and plant nurseries.

~~9~~ 8. Bed and breakfast inns.

~~10~~ 9. Conference centers.

~~11~~ 10. Duplexes (in RSF-2 on one acre).

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses.

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

### 4.8.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Bed and breakfast inns.
2. Golf courses, country clubs, racquet and tennis clubs.
3. Cemeteries and mausoleums.
4. Private clubs and lodges.
5. Parks maintained by any private association of persons residing in the district.
6. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

~~7. Home occupations. (See section 4.2.)~~

~~8~~ 7. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~9~~ 8. Commercial greenhouses and plant nurseries.

~~10~~ 9. Duplexes (in RSF/MH-2 minimum one-acre parcel).

~~11~~ 10. Conference centers.

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses, which are compatible with the uses of the district.

### 4.9.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

~~6. Home occupations. (See section 4.2.)~~

~~7~~ 6. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.; and
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~8~~ 7. Commercial greenhouses and plant nurseries.

~~9~~ 8. Private schools offering curricula comparable to that of public schools.

~~10~~ 9. Other similar uses compatible with the district.

## Home Occupations – Proposed Text Amendment Strike-Thru/Underline

### 4.11.5 *Special exceptions.*

(See also articles 12 and 13.)

1. Golf courses, country clubs, and racquet and tennis clubs.
2. Cemeteries and mausoleums.
3. Private clubs and lodges.
4. Parks maintained by any private association of persons residing in the district.
5. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified. (See section 4.2.)

~~6. Home occupations. (See section 4.2.)~~

~~7~~ 6. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
- b. Provision is made for areas for off-street pick-up and drop-off of children.

~~8~~ 7. Group living facilities.

~~9~~ 8. Nursing homes and residential homes for the aged.

~~10~~ 9. Conference centers.

~~11~~ 10. Bed and breakfast inns.

~~12~~ 11. Private schools offering curricula comparable to that of public schools.

~~13~~ 12. Other similar uses, which are compatible with the character of the district.

### 4.18.4 *Special exceptions.*

(see also articles 12 and 13).

~~1. Home occupations (see article [section] 2.1.)~~

1. Residential homes for the aged

### 4.19.4 *Special exceptions.*

(see also articles 12 and 13).

~~1. Home occupations (see article [section] 2.1.)~~

1. Reserved

The Lake City Reporter  
PO Box 1709  
Lake City, FL 32056  
Phone: 386-752-1293  
Fax: 386-752-9400  
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: LDR 17-01

NOTICE OF PUBLIC HEARINGS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

01/13/2017

Affiant

Sworn to and subscribed before me this 13th day of January, 2017

Kathleen A. Riggio, Notary Public

My commission expires August 20, 2018



KATHLEEN A. RIGGIO  
MY COMMISSION #FP 133426  
EXPIRES Aug 1st 2018  
Boreco & Co. Legal Notary Services

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA. NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on January 26, 2017 at 6:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

LDR 17-01, an application by the Board of County Commissioners, to amend the text of the Land Development Regulations, as amended, by amending Section 4.2.31, entitled "Home Occupation Requirements"; by amending Section 4.4.5, entitled "Special Exceptions"; by amending Section 4.5.7, entitled "Special Exceptions"; by amending Section 4.6.5, entitled "Special Exceptions"; by amending Section 4.7.6, entitled "Special Exceptions"; by amending Section 4.8.5, entitled "Special Exceptions"; by amending Section 4.8.5, entitled "Special Exceptions"; by amending Section 4.8.5, entitled "Special Exceptions"; by amending Section 4.11.5, entitled "Special Exceptions"; by amending Section 4.18.4, entitled "Special Exceptions"; by amending Section 4.19.4, entitled "Special Exceptions".

The public hearings may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the amendments. Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hemando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1605 or by Telecommunication Device for Deaf at (386) 758-2139.

311244  
January 13, 2017





**MINUTES  
PLANNING & ZONING BOARD  
DECEMBER 20, 2016**

**School Board Auditorium, Lake City, Florida at 6:15 pm**

**A. ROLL CALL**

MEMBERS PRESENT: Robert Jordan (Chair), Teena Ruffo, Earl Peeler, and Roger Busscher

MEMBERS ABSENT: None

STAFF: Brandon Stubbs, County Planner and Joel Foreman, County Attorney

**B. PLEDGE OF ALLEGIANCE & INVOCATION**

**Robert Jordan** called the meeting to order.

**C. PUBLIC COMMENT SECTION** (Items Not on Agenda – Per FL Statute)

None

**D. OPEN CONSIDERATION OF AGENDA ITEMS**

**LDR 16 02 – BCC – Intensive Agriculture**

**Brandon M. Stubbs, County Planner**, present the item.

**Joel Foreman, County Attorney**, present the item.

**PUBLIC COMMENT**

**Lucinda Merritt** spoke in favor of the proposed amendment.

**Jim Tatum** spoke in favor of the proposed amendment.

**BOARD DISCUSSION**

**Robert F. Jordan, Chair**, expressed questions and concerns regarding medium and large Concentrated Animal Feeding Operations.

**Joel Foreman, County Attorney**, addressed the Chair's questions and concerns.

Discussion Ensued

**MOTION**

**Teena Ruffo** – Motion to approve LDR 16 02 with the recommendation that the language be amended in accordance with the County Attorney's recommendation.

**SECOND**

**Roger Busscher**

**MOTION PASSED UNANIMOUSLY**

**E. OLD BUSINESS**

None

**F. NEW BUSINESS**

None

**G. STAFF UPDATE**

None

**H. MINUTES**

**Robert Jordan** – Requested a motion

**MOTION**

**Earl Peeler** – Motion to approve the November 15, 2016 Minutes

**SECOND**

**Teena Ruffo**

**MOTION PASSED UNANIMOUSLY**

**I. Staff Matters**

None

**J. BOARD DISCUSSION**

None

**ADJOURNED THE PLANNING AND ZONING BOARD**

THE DECEMBER 20, 2016 PLANNING AND ZONING BOARD MINUTES ARE HEREBY ADOPTED ON THIS 26<sup>th</sup> DAY OF JANUARY 2017.

Attest:

PLANNING AND ZONING BOARD OF  
COLUMBIA COUNTY, FLORIDA

---

Brandon M. Stubbs, Secretary to the  
Board of Adjustment

---

Robert F. Jordan, Chairman