

**COLUMBIA COUNTY**  
**PLANNING AND ZONING BOARD**  
**May 26, 2016 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

- SD 0175** – A request by Daniel Crapps, Trustee of Windswept Land Trust, owner, for minor subdivision plat approval for an one lot subdivision to be known as “Windswept Industrial Subdivision, Unit 3” to be located in a Industrial, Light & Warehousing (“ILW”) Zone District (Tax Parcel Number 03120-000).
- SDP 16 02** – A request by Gregory G. Bailey of BBL Management, Inc., owner, for site and development plan approval for ±5,184 square foot of floor area for a Professional Office use located in the Commercial, Intensive (“CI”) Zone District (Tax Parcel Number 08119-000).
- Z 0565** – A request by Oaks of Lake City, LLC., to amend the preliminary development plan of a previously approved PLANNED RURAL RESIDENTIAL DEVELOPMENT (“PRRD”), Z 0458, adopted via Ordinance 2006-46, by revising the preliminary development plan to provide access from the westerly property boundary and reduce the number of residential dwelling units on ±1222.62 acres.
- Z 0562** – A request by the Board of County Commissioners for a Site Specific Amendment to the Official Zoning Atlas of the Land Development Regulations from PLANNED RESIDENTIAL DEVELOPMENT (“PRD”) to RURAL RESIDENTIAL (“RR”) and RESIDENTIAL, SINGLE FAMILY-2 (“RSF-2”) on ±110.41 acres (Tax Parcel Numbers 02439-242 & 02439-000).
- Z 0563** – A request by the Board of County Commissioners for a Site Specific Amendment to the Official Zoning Atlas of the Land Development Regulations from PLANNED RESIDENTIAL DEVELOPMENT (“PRD”) to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (“RSF/MH-2”) on ±39.89 acres (Tax Parcel Number 02315-001).
- Z 0564** – A request by the Board of County Commissioners for a Site Specific Amendment to the Official Zoning Atlas of the Land Development Regulations from PLANNED RESIDENTIAL DEVELOPMENT (“PRD”) to RURAL RESIDENTIAL (“RR”) and RESIDENTIAL, SINGLE FAMILY-2 (“RSF-2”) on ±22.06 acres (Tax Parcel Numbers 02973-000).

Staff Matters

Adoption of the April 28, 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.***



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Planning & Zoning Board Meeting Date:  
Quasi-Judicial Hearing**

March 24, 2016

**SUBJECT:** Application SD 0175 - A request for a Minor Subdivision for "Windswept Industrial Subdivision, Unit 3".

**APPLICANT/AGENT:** Daniel Crapps, Trustee of Windswept Land Trust

**PROPERTY OWNER(S):** Windswept Land Trust

**LOCATION:** North of SW Windswept Glen, North Florida Tire & Road Service, New Beginnings Church, and Mike's Truck & Auto Body; South of Crosswinds Subdivision; East of Single Family Residential; and West of Rush Truck Center, SW Arrowhead Terrace, and Tom Nehl Truck Company; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 24-3s-16-03120-000

**ACREAGE:** ±4.74 acres

**EXISTING FLUM** Light Industrial

**EXISTING ZONING** Industrial, Light & Warehousing ("ILW")

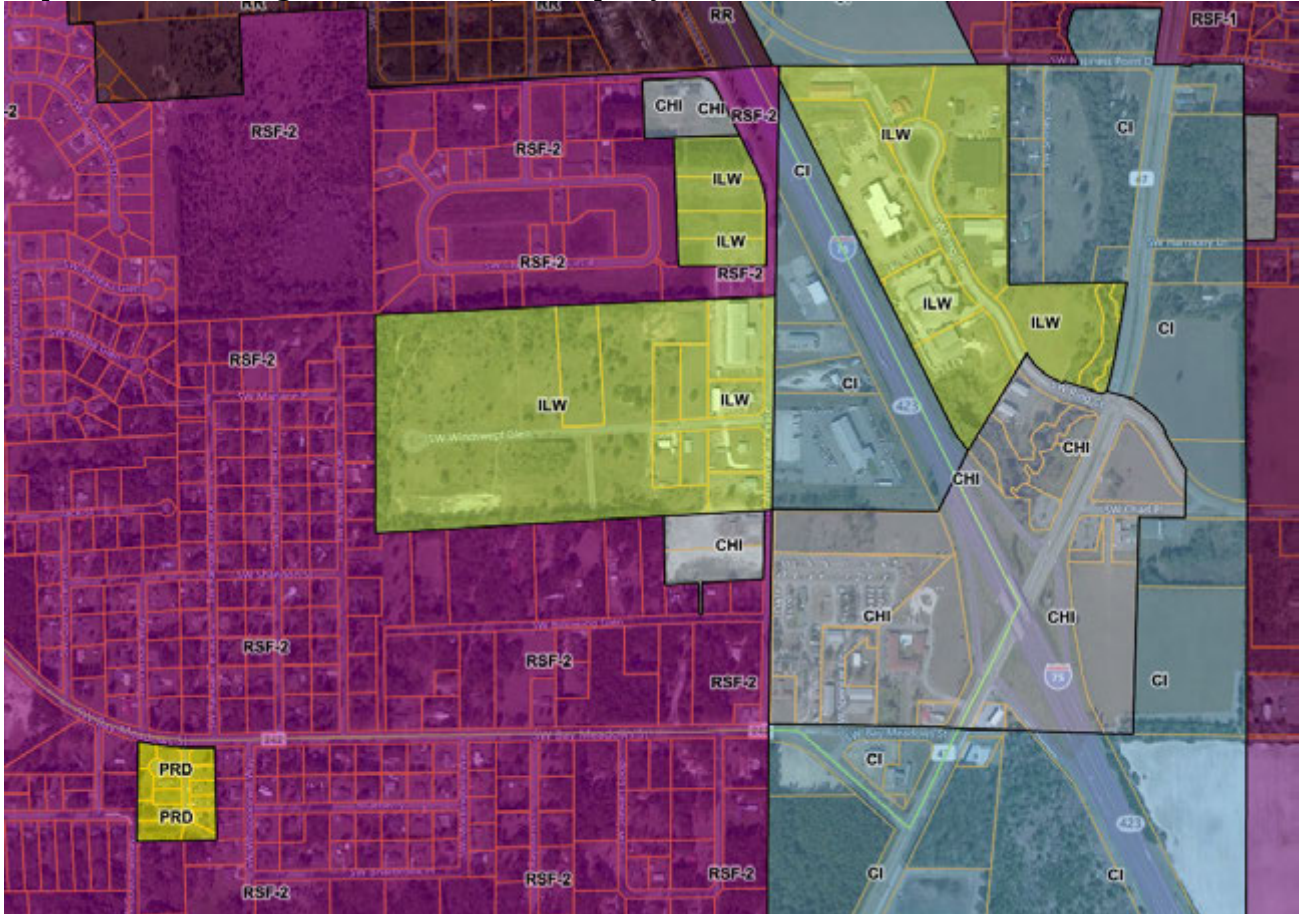
**PROJECT PLANNER:** Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

## SUMMARY

The proposed Minor Subdivision is the third phase of Windswept Industrial Subdivision.

### Map 1. Official Zoning Atlas with Subject Property



The Industrial, Light & Warehousing ("ILW") Zone District is described as follows in Section 4.16.1 of the Land Development Regulations ("LDRs"):

*"The "ILW" Industrial, Light and Warehousing category includes one zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution within the designated urban development areas defined within the county's comprehensive plan. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines. (See [article 14](#))."*

## ZONING DISTRICT INFORMATION

<b>Zoning District:</b>	Industrial, Light & Warehousing ("ILW")
<b>Max. Gross Density:</b>	N/A
<b>Minimum Lot Area</b>	None
<b>Floor Area Ratio:</b>	0.25
<b>Typical Uses*:</b>	Wholesaling, Warehousing, & Storage; Distribution Establishments; Research Laboratories; Light Manufacturing, Assembly, & Processing; Printing, Lithographing, Publishing, Photographic Processing, & Blue Printing; Outdoor Storage Yard; Retail Commercial Establishments for the Sale, Repair, and Service of New & Used Automobiles, Motorcycles, Trucks and Tractors, Mobile Homes, Boats, Heavy Machinery and Equipment; Service Establishments catering to Commerce and Industry; Crematory; Vocational, Technical, Trade, or Industrial Schools; Medical Clinics in connection only with Industrial Activity; Express or Post Office; Radio or Television Station; Building Trades Contractors.

\*These uses are not meant to serve as a complete list of permitted uses within the intended Zone District. For a complete list of permitted uses, please refer to Article 4 of the Land Development Regulations.

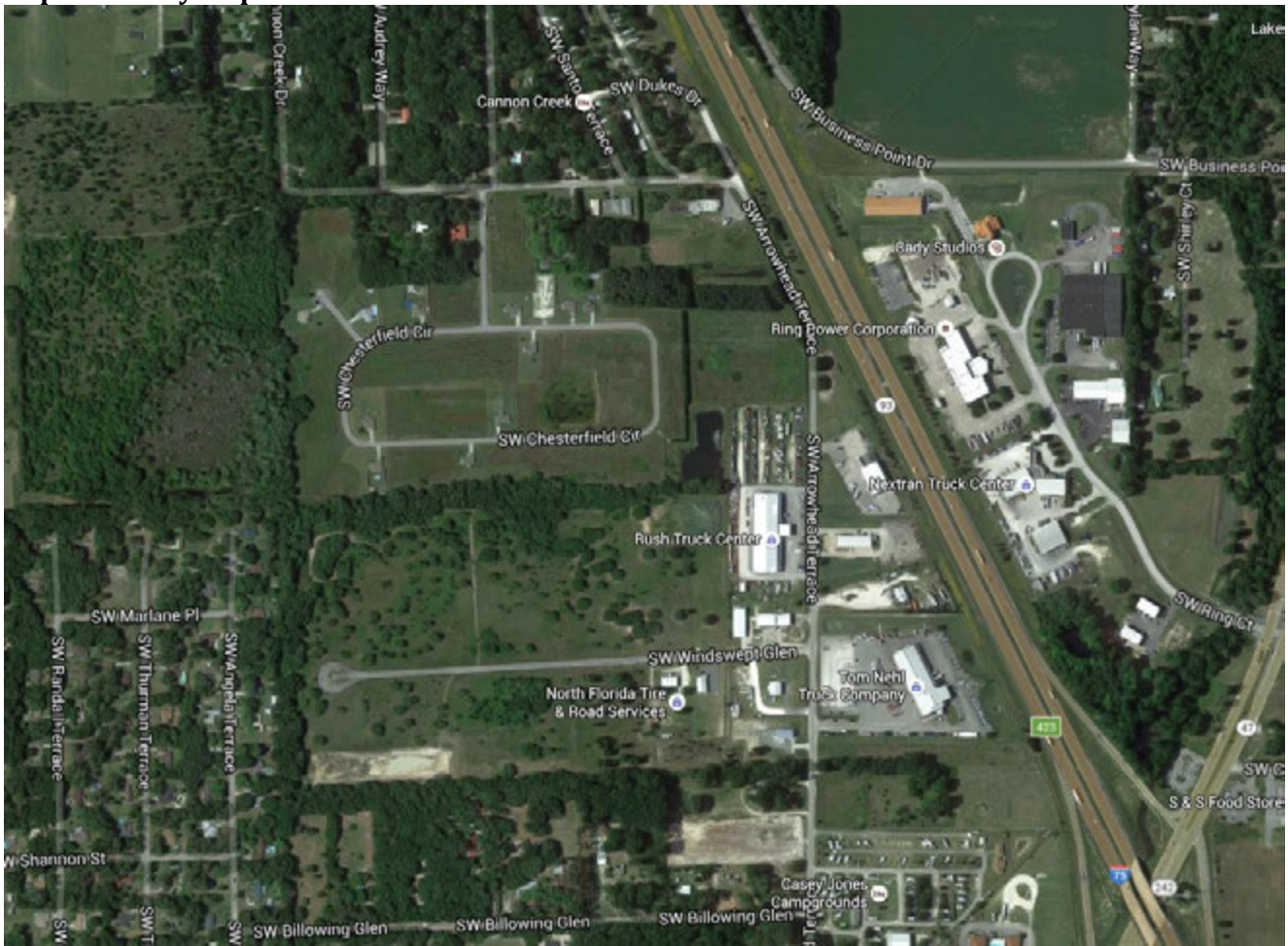
## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and Zone Districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Crosswinds Subdivision	Residential Low Density	Residential Single Family-2 ("RSF-2")
South	SW Windswept Glen, North Florida Tire & Road Service, New Beginnings Church, and Mike's Truck & Auto Body	Light Industrial/ Highway Interchange	Industrial, Light & Warehousing ("ILW")/Commercial, Highway Interchange ("CHI")
East	Rush Truck Center, SW Arrowhead Terrace, and Tom Nehl Truck Company	Light Industrial/ Industrial/ Commercial	Industrial, Light & Warehousing ("ILW")/Industrial ("I")/ Commercial, Intensive ("CI")
West	Single Family Residential	Light Industrial	Industrial, Light & Warehousing ("ILW")

**Map 2. Vicinity Map**



**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The zoning designation is consistent with the underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing FLUM Designation and the existing zoning designation.

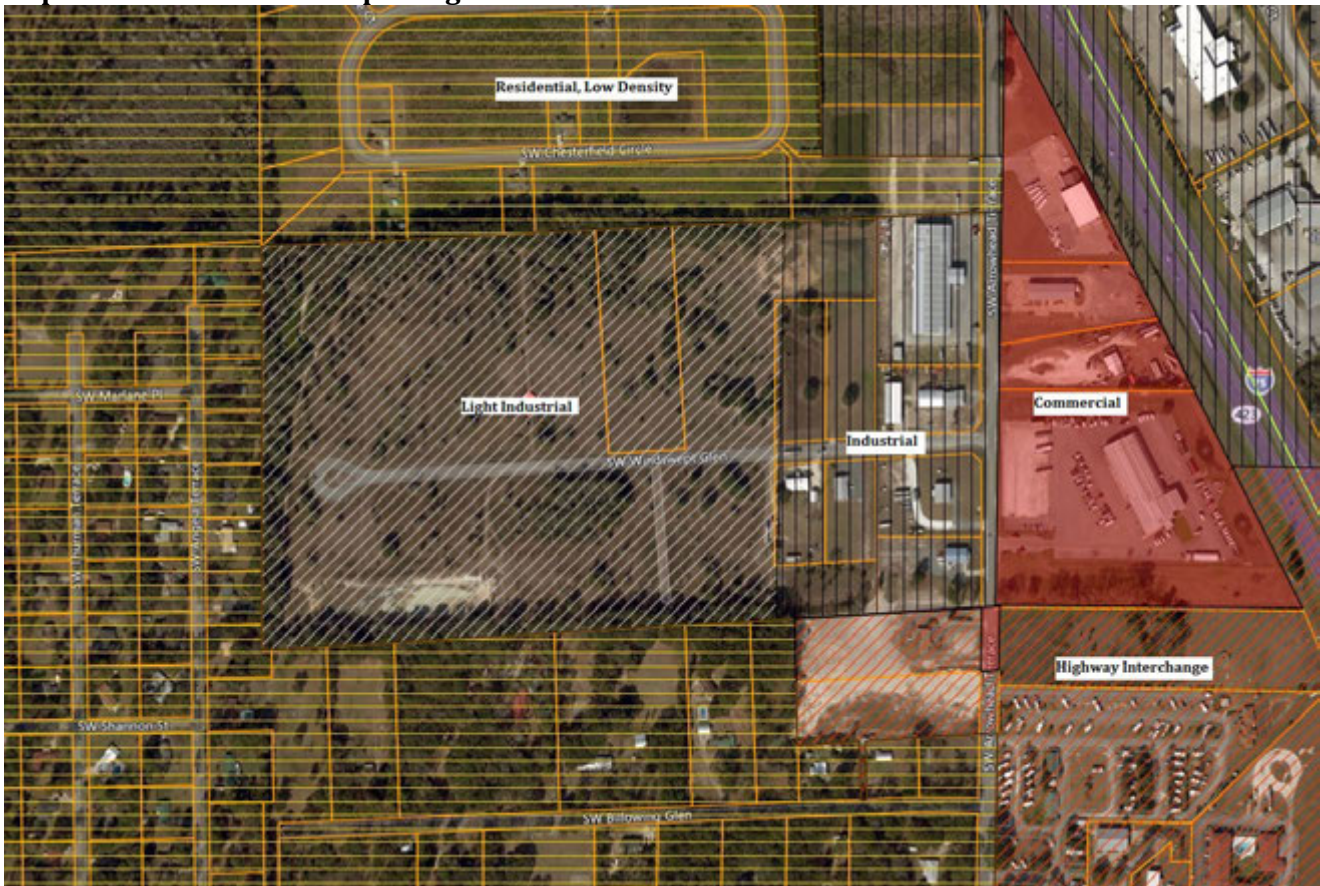
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

FLUM Designation	Zoning Designation	Consistent
Light Industrial	Industrial, Light & Warehousing (“ILW”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element

### Map 3. Future Land Use Map Designation



Staff has reviewed the application for a Minor Subdivision for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

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

**Evaluation:** Given there are no known wetlands on the subject property, there are no issues related to wetland protection.

## Map 4. Wetlands Map



## Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

- 1) Bonneau fine sand soils (2 to 5 percent slopes) are moderately well drained, gently sloping soils on uplands and on knolls in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 27 inches. The subsoil layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches. Bonneau fine sand soils (2 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

**Evaluation:** Nonneau Fine Sand poses moderate limitations for septic tank absorption fields and slight limitations for building site development. Given the site is already developed, there are no issues related to soil suitability.

## Map 5. Soils Map



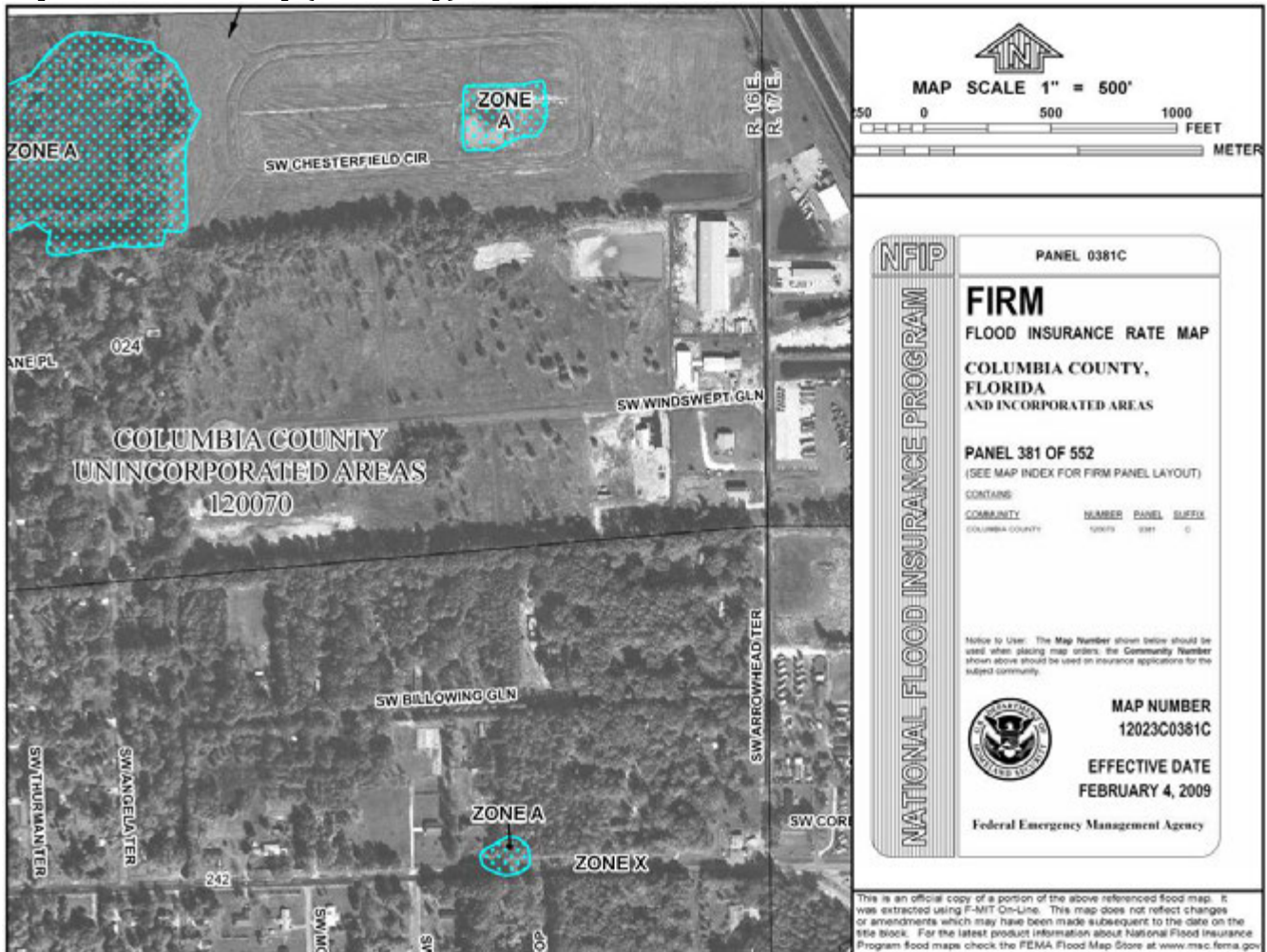
## **Flood Potential**

Panel 0381C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas outside the 500 year flood).

**Evaluation:** Given the subject property is located in Flood Zone "X"; therefore, there is no concern of flood on the subject property.



**Map 6. FEMA FIRM Map (Flood Map)**



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 subject property is located within a stream to sink area.

**Evaluation:** Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
3. All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.
4. All new development shall comply with all other applicable requirements of these land development regulations.

The applicant has complied with the above standards; therefore, there is no concern related to Stream to Sink Watersheds.

## **Minerals**

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

**Evaluation:** There are no issues related to minerals.

## **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 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

## **Aquifer Vulnerability**

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

**Evaluation:** While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

## **Vegetative Communities/Wildlife**

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

**Evaluation:** There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

## **COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AND ARTICLE 5 OF THE LAND DEVELOPMENT REGULATIONS**

Chapter 177, Florida Statutes, and Article 5 of the Land Development Regulations (“LDRs”) establish standards with which all subdivision plats must be found to be compliant. Donald F. Lee & Associates, County Surveyor of Record, has performed a Chapter 177, Florida Statutes, review of the proposed minor plat and has found the minor plat to be in compliance with the applicable standards established in Chapter 177, Florida Statutes. Further, County Staff has review the application for compliance with applicable standards of Article 5 of the LDRs and has found the application compliant with all the applicable standards established in Article 5 of the LDRs.

Based upon the compliance reviews, the proposed minor plat is in compliance with Chapter 177, Florida Statutes and Article 5 of the County’s LDRs.

# PUBLIC FACILITIES IMPACT

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
57	County Road 242 (From County's West Boundary to U.S. 441)	2U	Major Collector	Rural	D

<sup>1</sup> Source: Columbia County Comprehensive Plan, Capital Improvements Element.

<sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 4. Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Warehousing (ITE Code 150)	184	23
<b>Total</b>	<b>184</b>	<b>23</b>

<sup>1</sup> Source: ITE Trip Generation, 8th Edition.

<sup>2</sup> Formulas: AADT – ITE, 8<sup>th</sup> Edition: ADT – 3.56 trips per thousand (1,000) sq ft x 51,619 sq ft; PM Peak Hour – 0.45 trips per thousand (1,000) sq ft x 51,619 sq ft

**Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	C.R. 242, Segment 57 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,200
Existing Traffic <sup>3</sup>	2,500
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	11,700
Projected Daily Trips <sup>5</sup>	184
<b>Residual Capacity<sup>6</sup></b>	<b>11,516</b>
<b>PM Peak Hour Traffic Analysis</b>	<b>C.R. 242, Segment 57<sup>1</sup></b>
Maximum Service Volume <sup>2</sup>	1,350
Existing Traffic <sup>3</sup>	238
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	1,112
Projected PM Peak Hour Trips <sup>5</sup>	23
<b>Residual Capacity<sup>6</sup></b>	<b>1,089</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.

<sup>3</sup> Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.

<sup>4</sup> Source: Columbia County June 2015 Concurrency Monitoring Report.

<sup>5</sup> Trip Distributions

<sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## **Potable Water Impacts**

The site is not located within a community potable water system. The subject property will be served potable water via an individual well. The well shall be permitted by the Suwannee River Water management District based upon the anticipated flows. *Note: Calculations are based upon Chapter 64E-6.003,F.S.*

The proposed use of warehouse generates 15 gallons per day per thousand square feet for floor area:  
 $15\text{GPD} \times 51.619 (51,619 \text{ sq ft}) = 774 \text{ Gallons Per Day.}$

**Evaluation:** The subject property is served via an individual well and shall be permitted by the Suwannee River Water Management District. The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## **Sanitary Sewer Impacts**

The site is not located within a community centralized sanitary sewer system. The subject property will be served sanitary sewer via a private septic tank. The private septic tank shall be permitted by the Environmental Health Department based upon the anticipated flows. *Note: Calculations are based upon Chapter 64E-6.003,F.S.*

The proposed use of warehouse generates 12 gallons per day per thousand square feet for floor area:  
 $12\text{GPD} \times 51.619 (51,619 \text{ sq ft}) = 619 \text{ Gallons Per Day.}$

**Evaluation:** The subject property is served via private septic tanks and shall be permitted by the Environmental Health Department. The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

## **Solid Waste Impacts**

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 will result in approximately 18,750 square feet gross floor area of warehouse.

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

$51.619 (51,619 \text{ square foot gross floor area}) \times 5.5 (\text{pounds of solid waste } 1,000 \text{ square foot gross floor area per day}) = 284 \text{ pounds of solid waste generated per day.}$

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 2015, 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 a charter public school.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

**Recreation Facilities**

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

**Public School Facilities**

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

# PROPOSED PLAT

## WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3 IN SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2

**ZONING:**  
I.M. - INDUSTRIAL, LIGHT WAREHOUSING

**BUILDING SET BACKS:**  
FRONT: 25 FEET  
REAR: 15 FEET  
SIDE: 15 FEET

**SPECIAL NOTE:**  
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT-OF-WAY  
MAY OCCUR DURING HEAVY RAINS.

**NOTICE:**  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

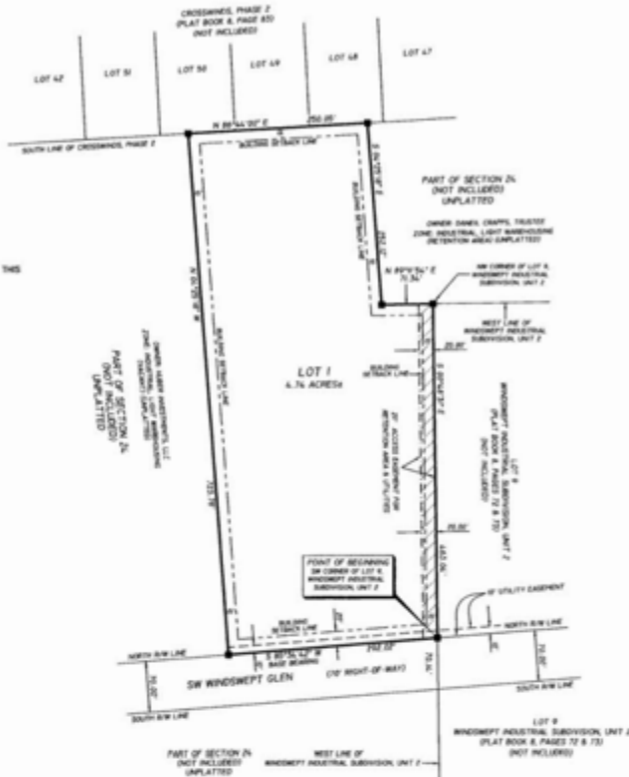
**FLOOD ZONE INFORMATION:**  
THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X"  
AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070-03810

**NOTICE:**  
ALL PLATED UTILITY EASEMENTS SHALL  
PERFORM THAT SUCH EASEMENTS SHALL ALSO BE  
MAINTAINED FOR THE CONSTRUCTION, INSTALLATION,  
MAINTENANCE AND OPERATION OF CABLE TELEVISION  
SERVICES. FURNISH, SUPPORT, SOIL  
CONSTRUCTION, INSTALLATION, MAINTENANCE AND  
OPERATION OF CABLE TELEVISION SERVICES SHALL  
CONFORM WITH THE FACILITIES AND SERVICES OF  
ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC  
UTILITY. IN THE EVENT THAT A CABLE TELEVISION  
COMPANY DAMAGED THE FACILITIES OF A PUBLIC  
UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE  
DAMAGES.

**NOTICE:**  
THIS PLAT AS RECORDED IN THE  
OFFICE OF THE COUNTY CLERK OF THE  
COUNTY OF COLUMBIA COUNTY, FLORIDA  
AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED  
OR ALTERED BY ANY OTHER RECORDS OR  
INSTRUMENTS. THERE MAY BE  
ADDITIONAL RESTRICTIONS THAT ARE NOT  
RECORDED ON THIS PLAT THAT MAY BE FOUND  
IN THE PUBLIC RECORDS OF THIS COUNTY.

**ABBREVIATIONS:**  
IP - IRON PIPE  
SBR - SEWER  
ST - STREET  
ATC - ATTACHE  
NO ID - NO IDENTIFICATION  
FID - FENCE  
CM - CONCRETE MONUMENT  
ORR - OFFICIAL RECORD BOOK  
PO - PILEDRIVE  
(M) - MEASURED  
(P) - PLAT  
(S) - SAVED  
(C) - CALCULATED  
(R) - RECORD  
R.W. - RIGHT-OF-WAY  
F.C.P. - PERMANENT CONTROL POINT  
P.S.M. - PERMANENT REFERENCE MONUMENT

**SURVEYOR:**  
TIMOTHY S. ALCOCK  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4829  
REC. NO. 8338



**LEGEND AND NOTES:**

- DENOTES P.S.M. (PERMANENT REFERENCE MONUMENT) FOUND. 4"x4" CONCRETE MONUMENT, L.S. # 6885
- 1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW WINDSWEPT GLEN (2.853442' W-PLAT).
- 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

**UTILITY EASEMENT DETAIL:**

DENOTES 10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

SCALE: 1" = 100'	DATE SURVEYED: 04-12-18	DATE DRAWN: 04-19-18
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
**LAND SURVEYORS**  
CERTIFICATE OF AUTHORIZATION - LB# 7170  
130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
PHONE: 386-362-4829 - FAX: 386-362-5270



JOB NO.: 79-18 FINAL PLAT



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SD 0175

Application Fee \$1,000.00

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

Filing Date April 28, 2016

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

## Minor Subdivision Application

### A. PROJECT INFORMATION

- Project Name: Windswept Industrial S/D Unit #3
- Address of Subject Property: SW Windswept Glen
- Parcel ID Number(s): Parent #24-45-16-03120-000
- Future Land Use Map Designation: LIGHT INDUSTRIAL
- Zoning Designation: T LW
- Acreage: 4.74 ACRES
- Existing Use of Property: VACANT LAND
- Proposed use of Property: INDUSTRIAL BLDG
- Total Number of Lots: 1

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Daniel Crapp Title: Trustee  
 Company name (if applicable): Windswept Land Trust  
 Mailing Address: 2806 W US 90 #101  
 City: Lake City State: FL Zip: 32055  
 Telephone: (813) 755-5110 Fax: (813) 755-7851 Email: dcrapps@danielcrapps.com

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.

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

**C. 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: Express Packaging Inc.  
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 \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

**FOR FINAL PLATS:**

1. Final Plats containing the following information: *(Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)*
  - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - b. Name and address of subdivider.
  - c. North arrow, graphic scale, and date of plat drawing.
  - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.



- e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
- f. Legal description of the tract.
- g. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency. Where no flood elevation is determined the area shall be determined by subdivider's engineer.
- h. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three) shall be accurately described on the plat.
- i. Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- j. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- k. Location, dimensions, and purposes of any land reserved or dedicated for public use.
- l. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
- m. Street right-of-way lines shall show bearing distance along centerline of roads, radii, and arc length.
- n. Lot lines shall be shown with dimensions to the nearest one-hundredth foot and bearings.
- o. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- p. Accurate location and description of monuments and markers.
- q. Covenants and restrictions.
- r. The date the board of county commissioners approved the preliminary plat.
- s. Certificate of Surveyor
- t. Certificate of the Subdivider's Engineer.
- u. Certificate of Approval by the Attorney for the County.
- v. Certificate of Approval by the Board of County Commissioners.
- w. Dedication. *A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgage's interest to the dedication of public right-of-way.*

- x. Certificate of payment of taxes. *Certification that all payable taxes have been paid and all tax sales against the land redeemed.*
  - y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter 177, as amended.*
2. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. **Note: Not required for minor replats.**
  3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required. **Note: Not required for minor replats unless the replat is creating additional lots.**
  4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
  5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. \$1,000.00 - No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

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.

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.

Daniel Crapps

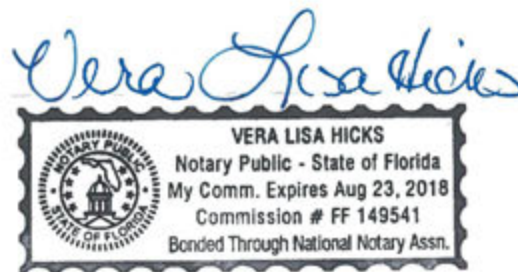
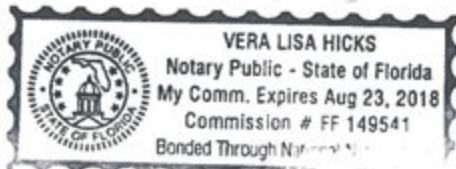
Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

APR 22 2016

Date



## BRANDEN L. STRICKLAND, ESQ.

Strickland Law Firm, P.L.  
3132 Ponce de Leon Blvd.  
Coral Gables, FL 33134  
(305)442-9110 PHONE  
(305)262-1920 FAX

Board of County Commissioners  
Columbia County, Florida

Re: Daniel Crapps as Trustee under the provisions of a certain Trust Agreement dated the 1<sup>st</sup> day of November, 1999, known as the Windswept Land Trust

Gentleman:

Please be advised that I acknowledge receipt of the plat of the proposed subdivision, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3, prepared by J. Sherman Frier & Associates, Florida Certificate No. 7170, said plat and/or survey legal description is:

**See Exhibit "A" attached hereto and by this reference made a part hereof**

This should also serve to advise that I, Branden L. Strickland, Attorney at Law, has cause to determine on lands mentioned hereinabove and/or described in Exhibit "A", from March 2, 1986 to March 18, 2016 based on an Abstract of Title the subject property is vested in; Daniel Crapps as Trustee under the provisions of a certain Trust Agreement dated the 1<sup>st</sup> day of November, 1999, known as the Windswept Land Trust, by virtue of that certain Warranty Deed recorded in OR Book 892, Page 388, Public Records, Columbia County, Florida.

The lands described above are subject to the following:

1. Nothing of Record

It is a pleasure to serve you and should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Abstract Trust Title, LLC



---

Branden L. Strickland  
Attorney at Law

## Exhibit "A"

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 85°34'42" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN, A DISTANCE OF 292.02 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 723.78 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 250.05 FEET; THENCE RUN SOUTH 04°25'18" EAST, A DISTANCE OF 252.12 FEET; THENCE RUN NORTH 89°11'54" EAST, A DISTANCE OF 71.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2; THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 463.04 FEET TO THE POINT OF BEGINNING.

## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

Consistency – The property is zoned Light Industrial and is located in an area of industrial use with easy access to I-75.

I.1.1 – Property is located close to I-75 and city water is available on Arrowhead Road. There is no sewer; however, most uses in Light Industrial areas do not produce much sewage use.

I.1.2 – Property is located in a area of Industrial zoning and numerous industrial businesses are close by.

I.1.3 – The subject property has sat dormant during the “great recession”; however, now that the economy has turned around, activity has picked up and an industrial building is under construction next door. Subject property will be sold this year.

I.1.4 – Subject property will have no adverse impacts on existing land uses and is not near agricultural or forested areas.

I.1.5 – The industrial development on subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction.

I.1.6 – The proposed industrial development will meet the County’s LDR’s for Industrial Land Use.

LEGAL DESCRIPTION  
P/O PARCEL #24-4S-16-03120-000

Part of Section 24, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For POINT OF BEGINNING commence at the Southwest corner of Lot #9 Windswept Industrial Subdivision Unit #2 as recorded in Plat Book #8 Pages 72 and 73 of the Public Records of said County, thence run South 85 degrees 34 minutes 42 seconds West along the North right-of-way line of Southwest Windswept Glen, a distance of 292.02 feet; thence run North 04 degrees 25 minutes 18 seconds West, a distance of 723.78 feet to the south line of Crosswinds Phase #2 as recorded in Plat Book #8, Page 83 of the Public Records of said County; thence run North 86 degrees 44 minutes 00 seconds East along said South line of Crosswinds Phase #2 a distance of 250.05 feet; thence run South 04 degrees 25 minutes 18 seconds East a distance of 252.12 feet; thence run North 89 degrees 11 minutes 54 seconds East a distance of 71.34 feet to the Northwest corner of said Lot #9 Windswept Industrial Subdivision Unit #2; thence run South 00 degrees 48 minutes 31 seconds East along the West line of said Lot #9 Windswept Industrial Subdivision Unit #2 a distance of 463.04 feet to the POINT OF BEGINNING (containing 4.74 acres, more or less).

PK 0892 PG 0388

Acc. 15.00  
\$1,521.80

THIS INSTRUMENT WAS PREPARED BY: [REDACTED]

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

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

NOV 22 PM 3:02

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328  
99-410  
Property Appraiser's  
Parcel Identification No.  
24-4S-16-03120-000

Documentary Stamp \$1521.80  
Intangible Tax  
P. DeWitt Gason  
Clerk of Court  
By [Signature] D.C.

RECORD VERIFIED

WARRANTY DEED TO TRUSTEE UNDER  
LAND TRUST AGREEMENT

THIS INDENTURE WITNESSETH, that the Grantor, RONNY E. FULMER, whose post office address is 2417 McWEST STREET, TALLAHASSEE, FL 32303 of the County of Leon, and State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is acknowledged, grants, conveys and warrants unto DANIEL CRAPPS, Trustee under the provisions of a certain Trust Agreement dated the 1st day of November, 1999, known as the Windswept Land Trust, whose post office address is 4400 US Highway 90 West, Lake City, FL 32055, the following described real estate in the County of Columbia, and State of Florida.

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 24: Begin at the SE Corner of SE 1/4 and run South 85°34'42" W, 33.07 feet to the West line of Arrowhead Drive and the POINT OF BEGINNING. Thence run South 85°34'52" W, 2352.09 feet along the South line of the S 1/2 of the SE 1/4 to a point; thence North 00°57'06" W, 1323.36 feet to the NW corner of the S 1/2 of SE 1/4; thence North 86°43'51" E, 2354.33 feet to a point on the West line of Arrowhead Drive; thence South 00°44'38" E, 1276.22 feet along the West line of Arrowhead Drive to the POINT OF BEGINNING.

N.B. The property described herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement.

Full power and authority is granted by this Deed to Trustee or his successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in



relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased ~~or mortgaged~~ # 3892, PG 389 by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and is binding upon all beneficiaries under such instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries under the Trust Agreement, as their attorney in fact, by this Deed irrevocably appointed for such purpose, or, at the election of Trustee, in his own name as Trustee of an express trust and not individually and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of Trustee shall be applicable for its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only an interest in the earnings, avails and proceeds from such real estate as aforesaid.

And the Grantor by this Deed fully warrants the title to the above described real estate and will defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor aforesaid has set their hands and seals this 19th day of November, 1999.

Signed, sealed and delivered  
in our presence:

*Terry McDavid*  
(First Witness)  
Terry McDavid  
Printed Name

*Ronny E. Fulmer* (SEAL)  
Grantor  
RONNY E. FULMER  
Printed Name

*DeEtte F. Brown*  
(Second Witness)  
DeEtte F. Brown  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of November, 1999 by RONNY E. FULMER, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

My Commission Expires:

*DeEtte F. Brown*  
Notary Public  
Printed, typed, or stamped name:



EX0892 MC0330

OFFICIAL RECORD

# Columbia County Tax Collector

generated on 4/21/2016 2:17:36 PM EDT

Last Update: 4/21/2016 2:17:36 PM EDT

Register for eBill

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

### Account Number

R03120-000

### Tax Type

REAL ESTATE

### Tax Year

2015

### Mailing Address

CRAPPS DANIEL TRUSTEE  
2806 W US HIGHWAY 90 STE 101  
LAKE CITY FL 32055

### Property Address

230 WINDSWEPT SW

### GEO Number

244S16-03120-000

### Exempt Amount

See Below

### Taxable Value

See Below

### Exemption Detail

NO EXEMPTIONS

### Millage Code

002

### Escrow Code

### Legal Description (click for full description)

24-4S-16 4000/4000 51.51 Acres COMM AT SE COR OF SE1/4, RUN E AC FOR WINDSWEPT INDUSTRIAL 33.07 FT TO W R/W OF ARROWHEAD DR FOR POB, CONT W 2352.09 FT, N 1323.36 FT, E 2354.33 FT TO W R/W OF ARROWHEAD DR, SOUTH 1276.22 FT TO POB ORB 892-388 EX 16.35 AC FOR WINDSWEPT See Tax Roll For Extra Legal

### Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	253,413	0	\$253,413	\$2,031.11
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	253,413	0	\$253,413	\$189.55
LOCAL	4.8510	253,413	0	\$253,413	\$1,229.31
CAPITAL OUTLAY	1.5000	253,413	0	\$253,413	\$380.12
SUWANNEE RIVER WATER MGT DIST	0.4104	253,413	0	\$253,413	\$104.00
LAKE SHORE HOSPITAL AUTHORITY	0.9620	253,413	0	\$253,413	\$243.78

**Total Millage**

16.4864

**Total Taxes**

\$4,177.87

### Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$53.74

**Total Assessments**

\$53.74

Taxes & Assessments	\$4,231.61
<b>If Paid By</b>	<b>Amount Due</b>
4/30/2016	\$4,358.56
5/24/2016	\$4,387.06

[Prior Years Payment History](#)

**Prior Year Taxes Due**

NO DELINQUENT TAXES

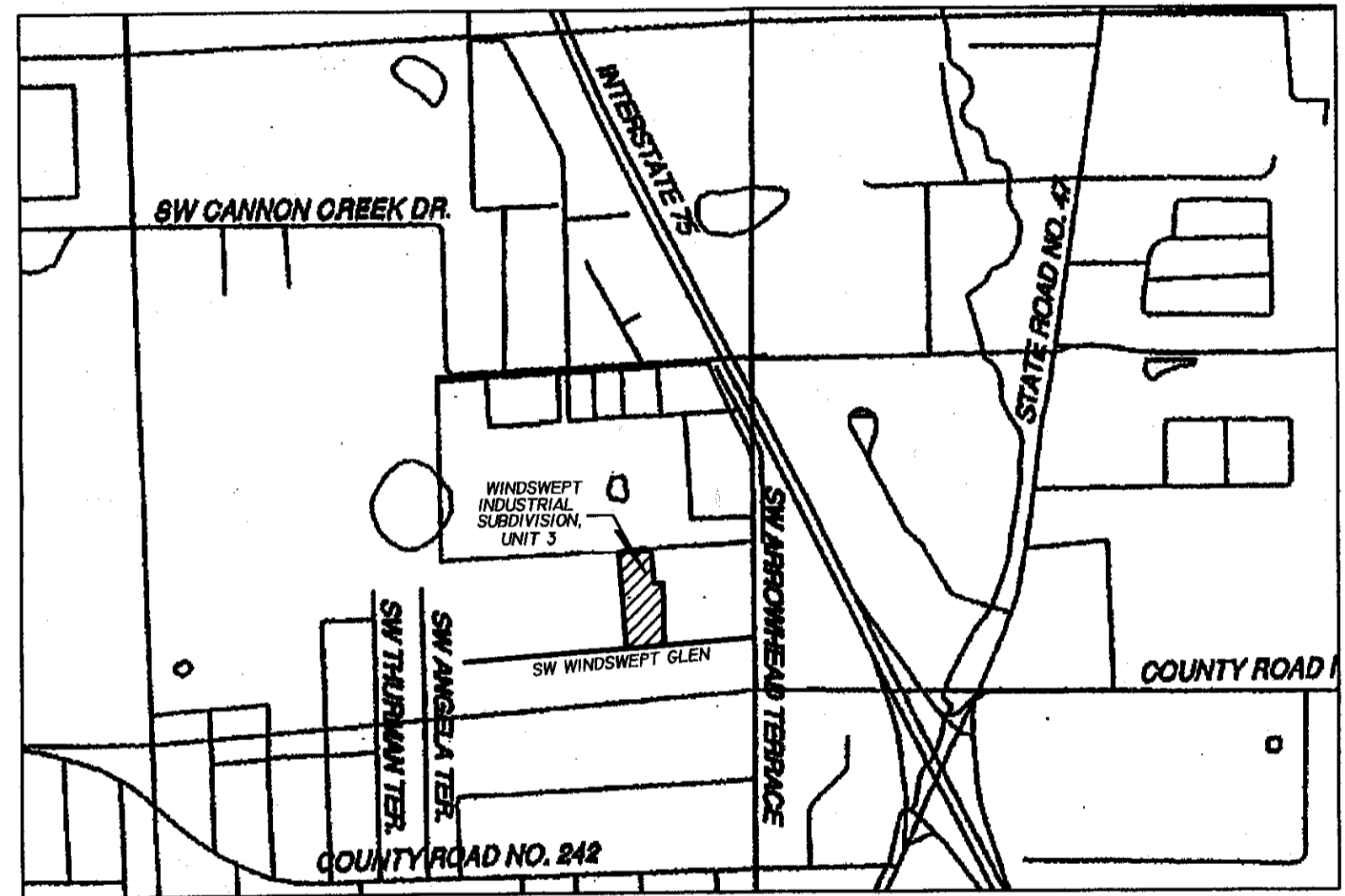
[Click Here To Pay Now](#)

# WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3

IN  
SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

PART OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE RUN SOUTH 85°34'42" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST WINDSWEPT GLEN, A DISTANCE OF 292.02 FEET; THENCE RUN NORTH 04°25'18" WEST, A DISTANCE OF 723.78 FEET TO THE SOUTH LINE OF CROSSWINDS, PHASE TWO, AS RECORDED IN PLAT BOOK 8, PAGE 83 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°44'00" EAST ALONG SAID SOUTH LINE OF CROSSWINDS, PHASE TWO, A DISTANCE OF 250.05 FEET; THENCE RUN SOUTH 04°25'18" EAST, A DISTANCE OF 252.12 FEET; THENCE RUN NORTH 89°11'54" EAST, A DISTANCE OF 71.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2; THENCE RUN SOUTH 00°48'31" EAST ALONG THE WEST LINE OF SAID LOT 9, WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 2, A DISTANCE OF 463.04 FEET TO THE POINT OF BEGINNING.  
CONTAINING 4.74 ACRES MORE OR LESS.



ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF COUNTY SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REGISTRATION NO. \_\_\_\_\_

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT WINDSWEPT LAND TRUST, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

*Daniel Crapps*  
DANIEL CRAPPS  
TRUSTEE  
WINDSWEPT LAND TRUST  
2806 U.S. 90 WEST, STR. 101  
LAKE CITY, FLORIDA 32066  
PHONE: (386) 766-5110

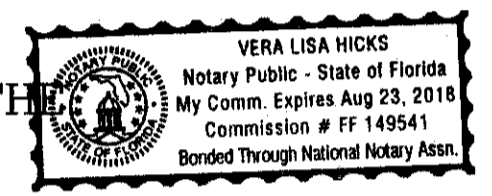
WITNESS *Vera Lisa Hicks*  
WITNESS *Mary Jones*

STATE OF FLORIDA, COUNTY OF COLUMBIA:

I HEREBY CERTIFY ON THIS 20 DAY OF April, A.D. 2016, BEFORE ME PERSONALLY APPEARED DANIEL CRAPPS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA,  
THIS 20 DAY OF April, A.D. 2016

*Vera Lisa Hicks*  
VERA LISA HICKS  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 8-23-18



CERTIFICATE OF APPROVAL BY THE  
ATTORNEY FOR  
COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

\_\_\_\_\_  
ATTORNEY

CERTIFICATE OF APPROVAL BY THE BOARD OF  
COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

\_\_\_\_\_  
CHAIRMAN  
ATTEST: \_\_\_\_\_

CLERK'S CERTIFICATE:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN PLAT BOOK \_\_\_\_\_  
PAGES \_\_\_\_\_

SIGNED: \_\_\_\_\_  
CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

\_\_\_\_\_  
TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6332  
DATE: APRIL 19, 2016  
JOB NO.: 70-16 FINAL PLAT  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-19-16
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> <b>LAND SURVEYORS</b> CERTIFICATE OF AUTHORIZATION - LB# 7170 130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064 PHONE: 386-362-4629 - FAX: 386-362-5270		

**WINDSWEPT INDUSTRIAL SUBDIVISION, UNIT 3**  
 IN  
 SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST,  
 COLUMBIA COUNTY, FLORIDA

**ZONING:**

ILW - INDUSTRIAL, LIGHT WAREHOUSING

**BUILDING SET BACKS:**

FRONT: 20 FEET  
 REAR: 15 FEET  
 SIDE: 15 FEET

**SPECIAL NOTE:**

WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHT -OF-WAY  
 MAY OCCUR DURING HEAVY RAINS.

**NOTICE**

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS  
 PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**FLOOD ZONE INFORMATION**

THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X"  
 AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL  
 EMERGENCY MANAGEMENT AGENCY PANEL NO. 120070 0381C

**NOTICE:**

ALL PLATTED UTILITY EASEMENTS SHALL  
 PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE  
 EASEMENTS FOR THE CONSTRUCTION, INSTALLATION,  
 MAINTENANCE AND OPERATION OF CABLE TELEVISION  
 SERVICES PROVIDED. HOWEVER, NO SUCH  
 CONSTRUCTION, INSTALLATION, MAINTENANCE, AND  
 OPERATION OF CABLE TELEVISION SERVICES SHALL  
 INTERFERE WITH THE FACILITIES AND SERVICES OF  
 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC  
 UTILITY. IN THE EVENT THAT A CABLE TELEVISION  
 COMPANY DAMAGES THE FACILITIES OF A PUBLIC  
 UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE  
 DAMAGES.

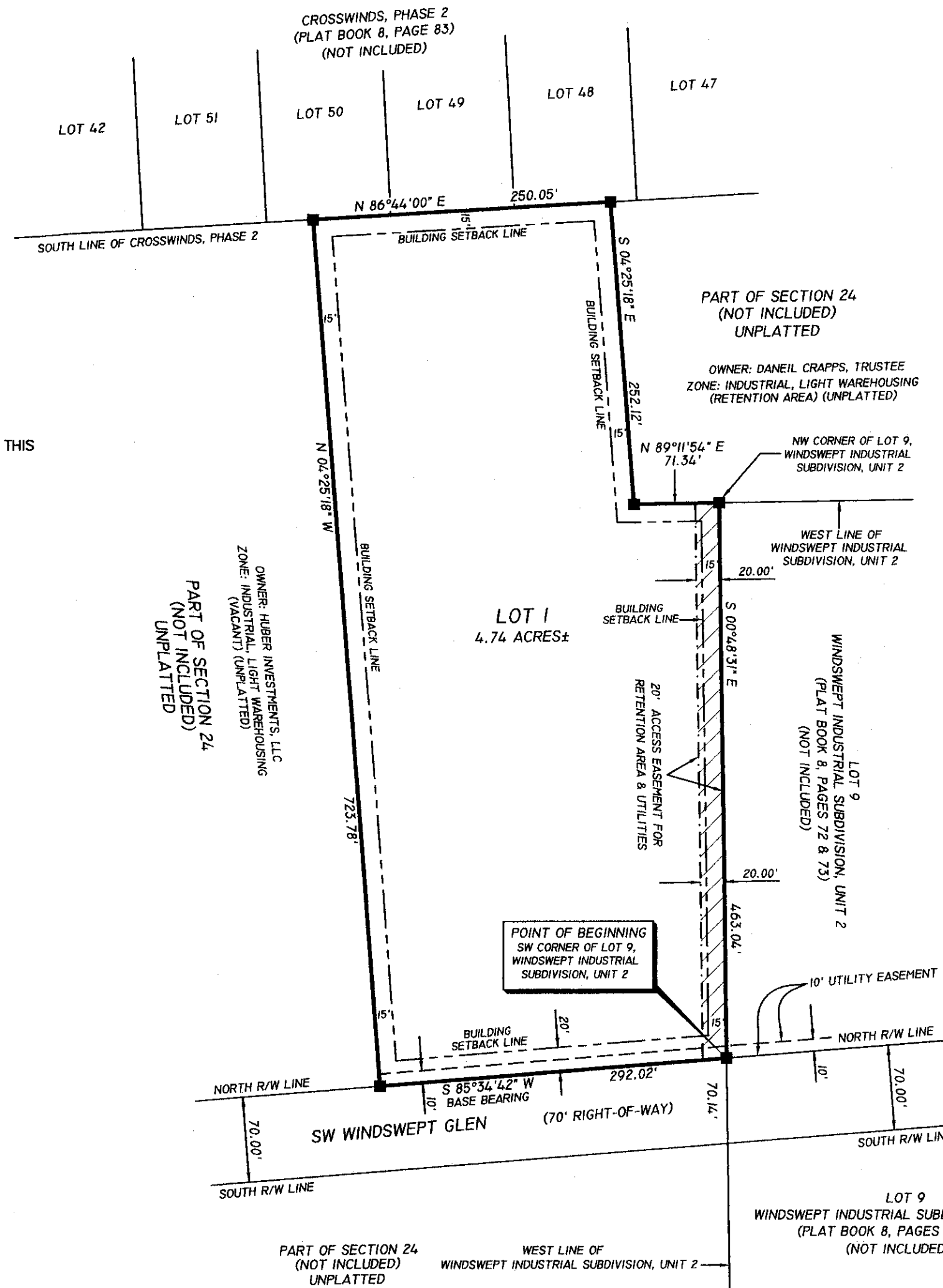
**NOTICE:**

THIS PLAT, AS RECORDED IN ITS  
 GRAPHIC FORM IS THE OFFICIAL DEPICTION OF  
 THE SUBDIVIDED LANDS DESCRIBED HEREIN  
 AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED  
 IN AUTHORITY BY ANY OTHER GRAPHIC OR  
 DIGITAL FORM OF THE PLAT. THERE MAY BE  
 ADDITIONAL RESTRICTIONS THAT ARE NOT  
 RECORDED ON THIS PLAT THAT MAY BE FOUND  
 IN THE PUBLIC RECORDS OF THIS COUNTY.

**ABBREVIATIONS**

- IP - IRON PIPE
- REB. - REBAR
- ST. - STREET
- AVE. - AVENUE
- NO ID - NO IDENTIFICATION
- FD. - FOUND
- CM - CONCRETE MONUMENT
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (M) - MEASURED
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (R) - RECORD
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT

SURVEYOR:  
 TIMOTHY B. ALCORN  
 J. SHERMAN FRIER & ASSOCIATES, INC.  
 130 WEST HOWARD STREET  
 LIVE OAK, FLORIDA 32064  
 (386) 382-4829  
 REG. NO. 6332



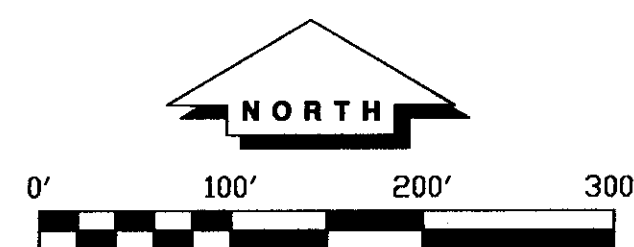
**LEGEND AND NOTES:**

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND,  
 4"x4" CONCRETE MONUMENT, L.B. # 6685
- 1) BEARINGS BASED ON THE NORTH RIGHT-OF-WAY LINE OF  
 SW WINDSWEPT GLEN (S 85°34'42" W-PLAT).
- 2) THERE ARE NO LAKES, SWAMPS, WETLANDS, MUCK POCKETS  
 OR WATER COURSES ON SUBJECT PROPERTY.

**UTILITY EASEMENT DETAIL:**



DENOTES 10' EASEMENTS AS SHOWN. EASEMENTS SHOWN HEREON FOR  
 UTILITIES SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION,  
 MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.



SCALE: 1" = 100'	DATE SURVEYED: 04-12-16	DATE DRAWN: 04-19-16
REVISED:	APPROVED BY:	DRAWN BY: SH

**J. SHERMAN FRIER & ASSOCIATES, INC.**  
**LAND SURVEYORS**  
 CERTIFICATE OF AUTHORIZATION - LB# 7170  
 130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064  
 PHONE: 386-382-4829 - FAX: 386-382-5270



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Planning & Zoning Board Hearing Date:** May 26, 2016

**SUBJECT:** **SDP 16 02** - A request for Site Plan approval for a professional office use as permitted in accordance with Section 4.14.2 of the Land Development Regulations (“LDRs”). The applicant proposes a ±5,184 square foot office building, parking lot, and other amenities on a ±3.67 acre subject property.

**APPLICANT/AGENT:** Gregory G. Bailey of BBL Management Services, Inc.

**PROPERTY OWNER(S):** BBL Management Services, Inc.

**LOCATION:** North of Vacant Commercial and Single Family Residential; South of Single Family Residential and SW Ace Lane; East of Single Family Residential; West of SW State Road 47 and Vacant Commercial; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 7-4s-17-08119-000

**ACREAGE:** ±3.67 acres

**EXISTING FLUM** Commercial

**EXISTING ZONING** Commercial, Intensive (“CI”)

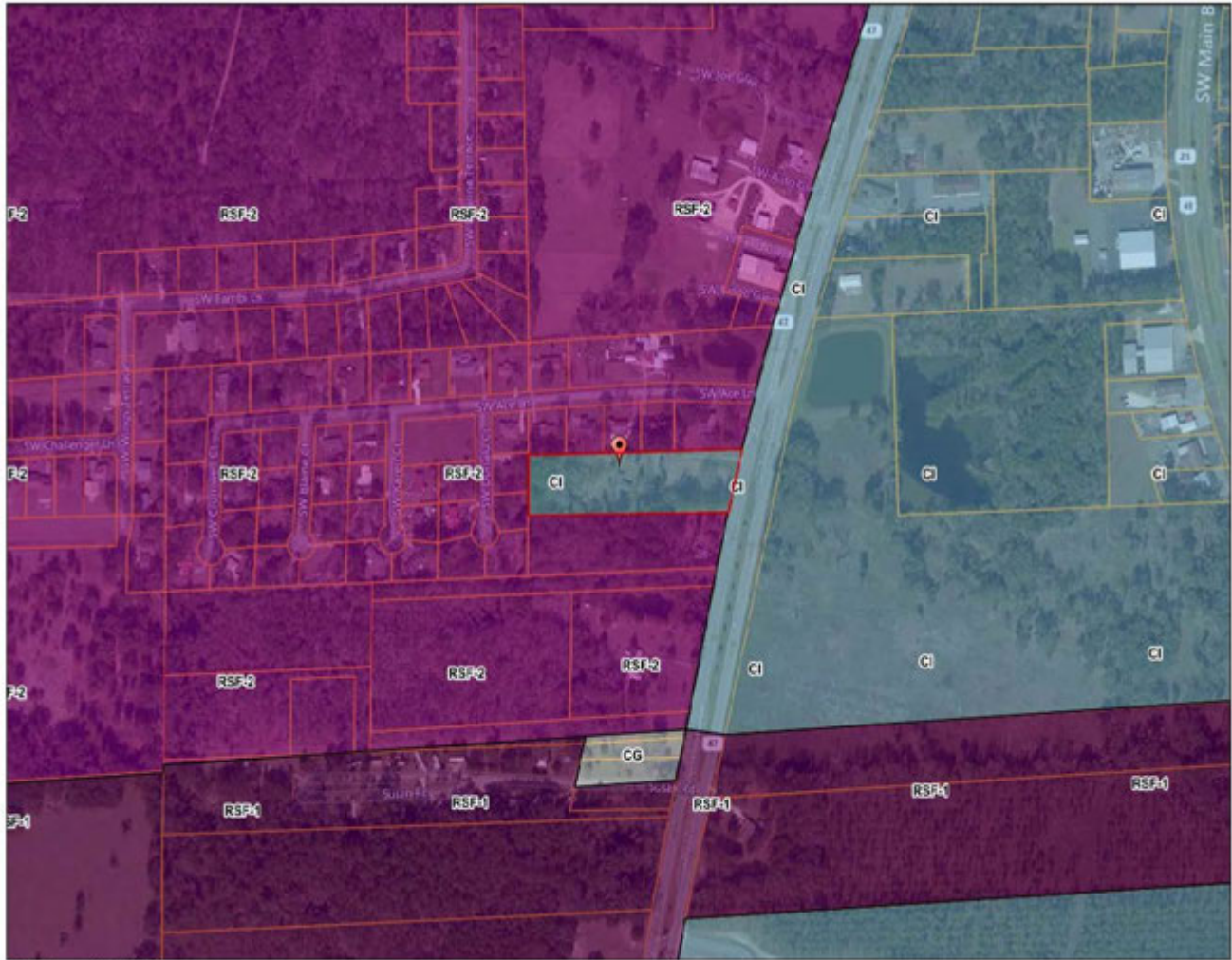
**PROJECT PLANNER:** Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

## SUMMARY

The subject property is currently contains a single family residence; however, the applicant proposes ±5,184 square foot of floor area for a professional office use with associated parking, landscaping, stormwater, and other amenities. Access to the subject property is via State Road 47. The applicant proposes a new retention basin to contain stormwater runoff.

**Map 1. Existing Official Zoning Atlas with Subject Property**



The Commercial, Intensive ("CI") Zone District is described as follows in Section 4.14.1 of the Land Development Regulations ("LDRs"):

*"The "CI" Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county."*



## ZONING DISTRICT COMPARISON

<b>Zoning District:</b>	Commercial, Intensive ("CI")
<b>Max. Gross Density:</b>	N/A
<b>Minimum Lot Area</b>	None
<b>Floor Area Ratio:</b>	0.25
<b>Typical Uses*:</b>	Retail Commercial Outlets; Service Establishments; Medical or Dental Offices, Clinics, and Laboratories; Business and Professional Offices; Banks and Financial Institutions; Commercial Recreation Facilities; Hotels and Motels; Dry Cleaning and Laundry Package Plants; Churches and other House of Worship; Art Galleries; Private Club and Lodges; Recovery Homes; Residential Treatment Facilities; Automotive Service Station; Public and Private Schools; Retail Commercial Outlets for the Sale of New and Use Automobiles, Motorcycles, Trucks and Tractors, Mobile Homes, Boats, Heavy Machinery and Equipment; Service Establishments such as Repair and Service Garages, Motor Vehicle Body Shop; Car Wash; Palmist, Astrologist, Psychics, Clairvoyants, and Phrenologist; Parcel Delivery Office, Motor Bus or Transportation Terminal; Wholesaling (Providing No Manufacturing or Storage for Distribution is Permitted on the Premise)

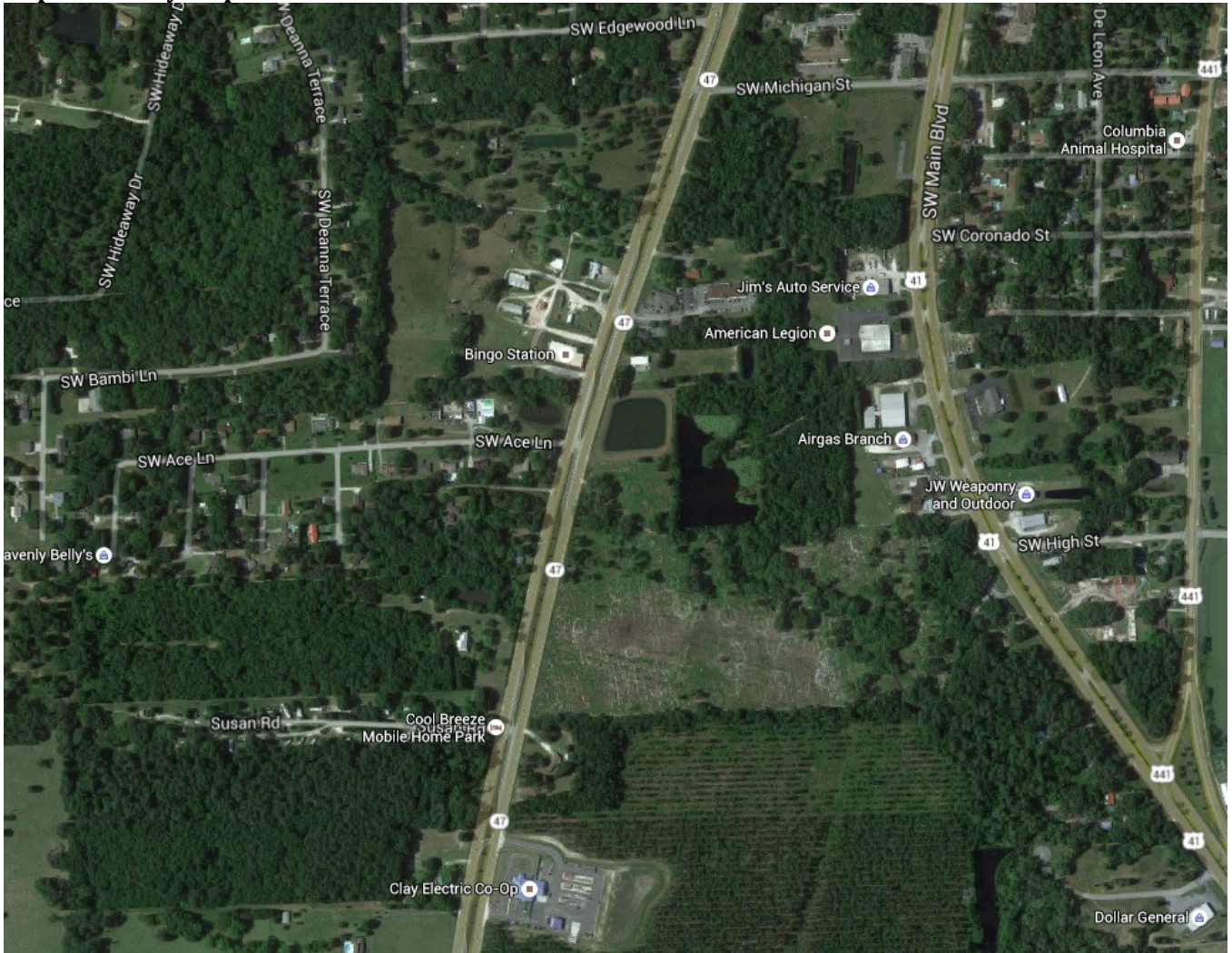
## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential/SW Ace Lane	Residential Low Density	Residential Single Family - 2 ("RSF-2")
South	Vacant Commercial/Single Family Residential	Commercial/Residential Low Density	Commercial Intensive ("CI")/ Residential Single Family - 2 ("RSF-2")
East	SW State Road 47/Vacant Commercial	Commercial	Commercial Intensive ("CI")
West	Single Family Residential	Residential Low Density	Residential Single Family - 2 ("RSF-2")

**Map 2. Vicinity Map**



**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The zoning designation is consistent with the underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing FLUM Designation and the existing zoning designation.

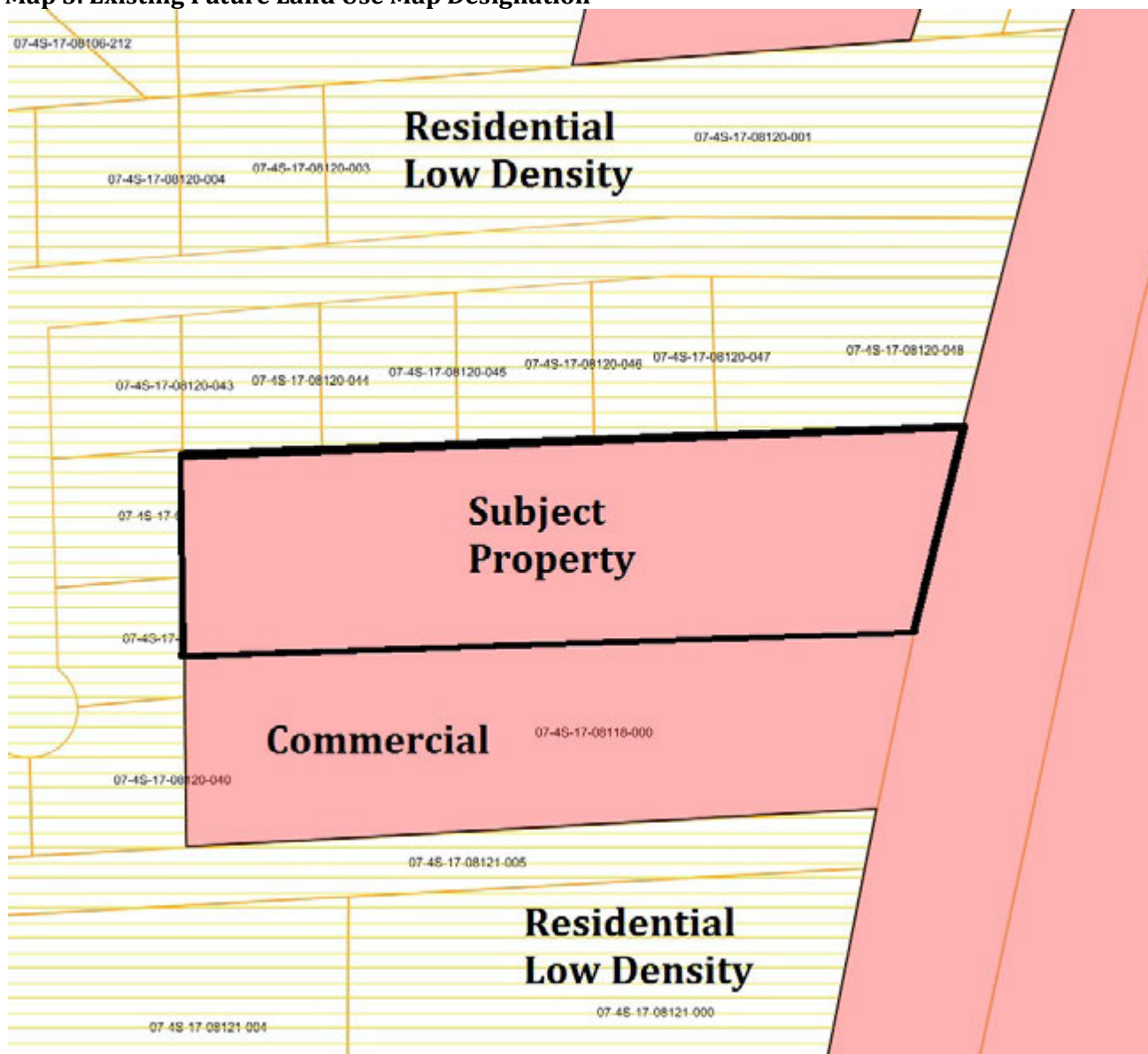
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

Existing FLUM Designation	Existing Zoning Designation	Consistent
Commercial	Commercial, Intensive (“CI”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

### Map 3. Existing Future Land Use Map Designation



Staff has reviewed the application for Site Plan Approval for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

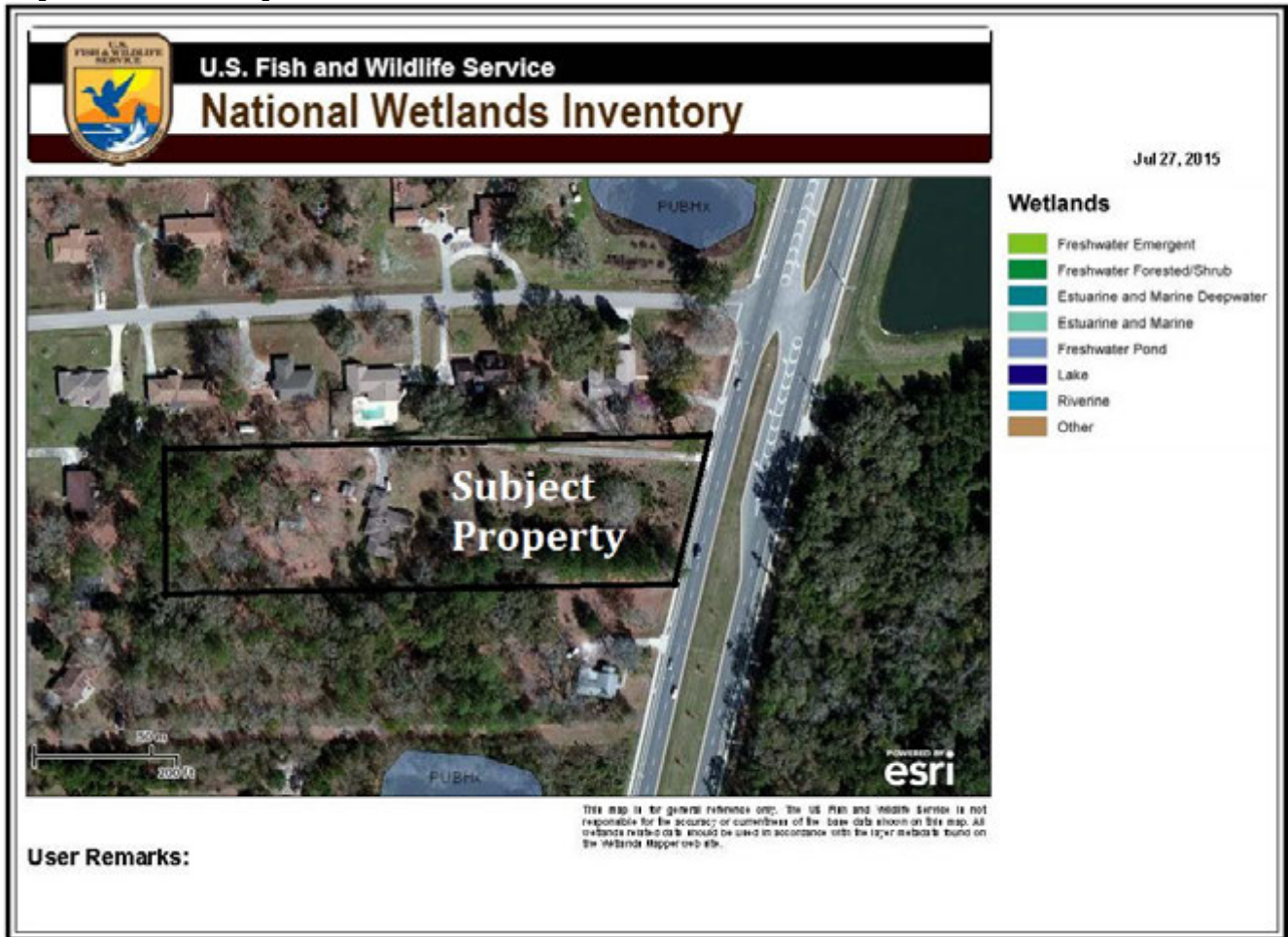
## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

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

**Evaluation:** Given no known wetlands are on the subject property, there are no issues related to wetland protection.

## Map 4. Wetlands Map



## Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil type found on the subject property:

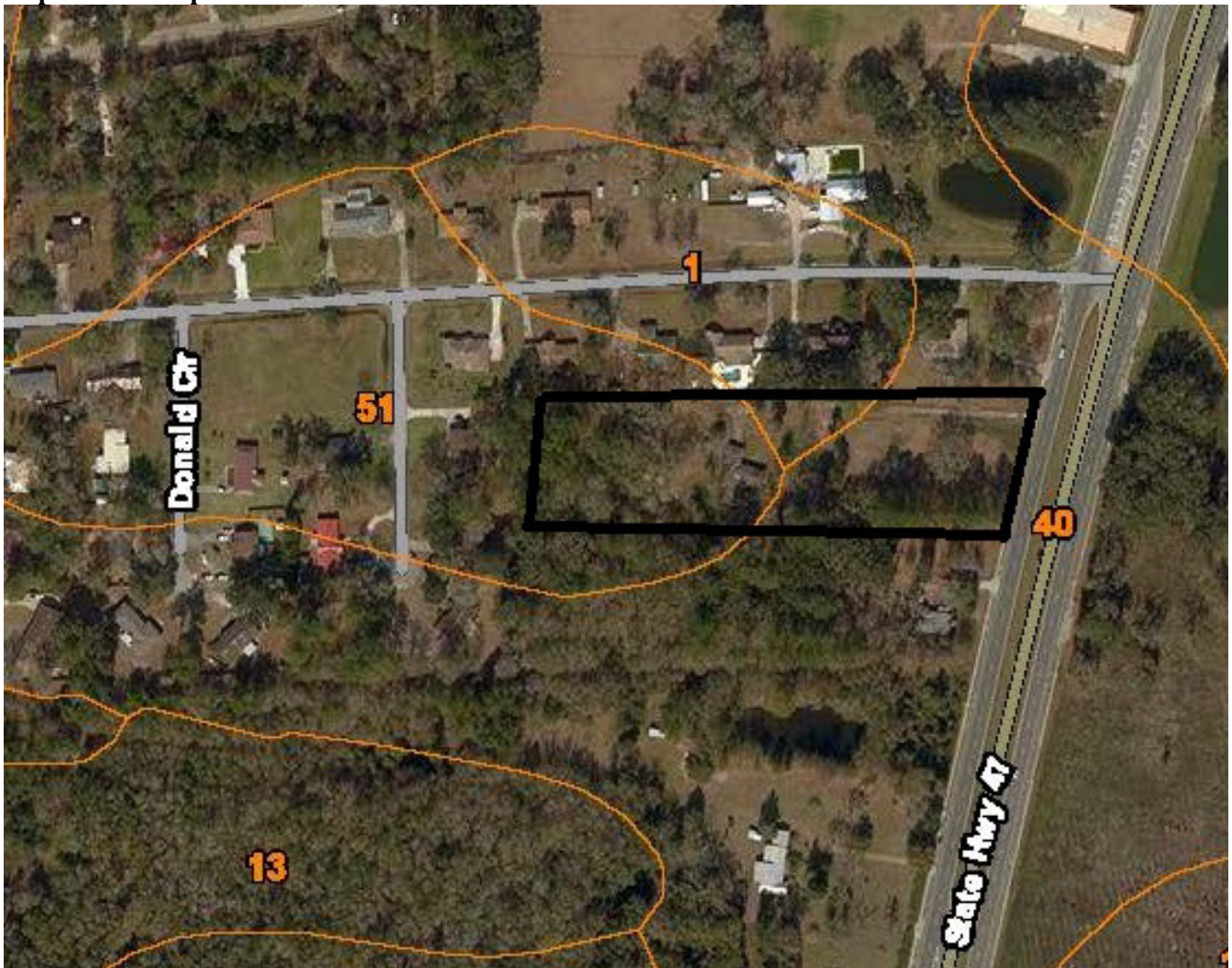
- 1) Albany fine sand soils (0 to 5 percent slope) are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainage-ways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Ocilla fine sand soils are somewhat poorly drained, gently sloping soils on undulating landscapes in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 32 inches. The subsoil layer is comprised of fine sandy loam to a depth of 68 inches. Ocilla fine sand soils have

moderate limitations for building site development and severe limitations for septic tank absorption fields.

- 3) Plummer fine sand soils are poorly drained, nearly level soils in broad flat areas and adjoining drainage-ways and ponds. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer fine sand soils have severe limitations for building site development and septic tank absorption fields.

**Evaluation:** The soil types on a majority of the subject property are Ocilla fine sand soils and Plummer fine sand soils. Both soils pose moderate to severe limitations for building development and septic tank absorption field. Given the subject property will be required to connect to community potable water and sanitary sewer, there are no issues related to soil suitability.

### Map 5. Soils Map



### Flood Potential

Panel 0294C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Being the subject property is located in Flood Zone "X", there is no concern of flood on the subject property.

**Map 6. FEMA FIRM Map (Flood Map)**



**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 subject property is located within a stream to sink area.

**Evaluation:** Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
3. All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.

4. All new development shall comply with all other applicable requirements of these land development regulations.

The applicant has complied with the above standards, therefore, there is no concern related to Stream to Sink Watersheds.

### **Minerals**

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

**Evaluation:** There are no issues related to minerals.

### **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 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

### **Aquifer Vulnerability**

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

**Evaluation:** While the subject property is located in a more vulnerable area, there is no issue related to aquifer vulnerability due to the additional requires for areas located in a Stream to Sink watershed area.

### **Vegetative Communities/Wildlife**

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

**Evaluation:** There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

## **COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS**

Section 14.13 of the Land Development Regulations (“LDRs”) regulates Site and Development Plans. County Staff has reviewed the proposed Site Plan and has found the Site Plan to be in compliance with Section 14.13.

# PUBLIC FACILITIES IMPACT

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
42(58)	State Road 47 (From I-75 to SW Marvin Burnett Rd)	4D	Major Arterial	Highway Transition	D

1 Source: Columbia County Comprehensive Plan, Capital Improvements Element.  
2 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 4. Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Office (ITE Code 710)	57	8
<b>Total</b>	<b>57</b>	<b>8</b>

1 Source: ITE Trip Generation, 8th Edition.  
2 Formulas: AADT - ITE, 8th Edition: ADT - 11.01 trips per thousand (1,000) sq ft x 5,184 sq ft; PM Peak Hour - 1.49 trips per thousand (1,000) sq ft x 5,184 sq ft

**Table 5. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	S.R. 47 Segment 42 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	35,500
Existing Traffic <sup>3</sup>	9,900
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	25,600
Projected Daily Trips <sup>5</sup>	57
<b>Residual Capacity<sup>6</sup></b>	<b>25,543</b>
PM Peak Hour Traffic Analysis	S.R. 47 Segment 42 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	5,660
Existing Traffic <sup>3</sup>	891
Reserved Trips <sup>4</sup>	0
Available Capacity <sup>4</sup>	4,769
Projected PM Peak Hour Trips <sup>5</sup>	8
<b>Residual Capacity<sup>6</sup></b>	<b>4,761</b>

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, Columbia County Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Rural Undeveloped Areas.  
3 Florida Department of Transportation, District II, 2014 Annual Average Daily Traffic Report.  
4 Source: Columbia County June 2015 Concurrency Monitoring Report.  
5 Trip Distributions  
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

The subject property is located within a community potable water system service area. The community potable water system is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008,F.S.**

The applicant proposes ±5,184 square feet of floor area of office use. The office use generates approximately 15 gallons per day per 100 square feet of floor area [(5,184/100) x 15 = 777.6 Gallons Per Day].



**Table 6. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity <sup>1</sup>	9,940,000
Less Actual Potable Water Flows <sup>1</sup>	3,580,000
Reserved Capacity <sup>2</sup>	0
Projected Demand	778
<b>Residual Capacity</b>	<b>6,359,222</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>36.03%</b>

Sources:

1. City of Lake City Public Services Department, May 2015 - Steve Roberts
2. Table 1

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

### **Sanitary Sewer Impacts**

The subject property is located within a community centralized sanitary sewer system service area. The community centralized sanitary sewer system is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. **Note: Calculations are based upon Chapter 64E-6.008,F.S.**

The applicant proposes ±5,184 square feet of floor area of office use. The office use generates approximately 15 gallons per day per 100 square feet of floor area  $[(5,184/100) \times 15 = 777.6 \text{ Gallons Per Day}]$ .

**Table 4. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity	3,000,000
Less Actual Treatment Plant Flows <sup>1</sup>	1,840,400
Reserved Capacity <sup>2</sup>	0
Projected Demand	778
<b>Residual Capacity</b>	<b>1,158,822</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>61.38%</b>

Sources:

1. City of Lake City Public Services Department, May 2015 - Steve Robert
2. Table 1

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

### **Solid Waste Impacts**

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.

Based upon a maximum floor area ratio of 0.25 for the Commercial Future Land Use Map Designation, the proposed amendment could result in a maximum of 27,733 square feet of floor area of shopping center use.

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

$5.184$  (5,184 square foot gross floor area)  $\times$  5.5 (pounds of solid waste 1,000 square foot gross floor area per day) = 28.5 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 2015, 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 a charter public school.

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

### **Recreation Facilities**

The proposed development is nonresidential in nature; therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

### **Public School Facilities**

The proposed development is nonresidential in nature; therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

**RESOLUTION NO. PZ SDP 16-02**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR A PROFESSIONAL OFFICE USE LOCATED IN THE COMMERCIAL, INTENSIVE (“CI”) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, 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 approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

**WHEREAS**, an application for a site development plan, as described below, has been filed with the County;

**WHEREAS**, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

**WHEREAS**, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of stormwater management will not adversely affect the provisions for stormwater management on adjacent and nearby properties and overall public stormwater management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:**

**Section 1.** Pursuant to an application, SDP 16-02, an application by Gregory G. Bailey of BBL Management, Inc., owner, for site and development plan approval for ±5,184 square foot of floor area for a Professional Office use located in the Commercial, Intensive ("CI") Zone District in accordance with a site plan dated April 14, 2016, and submitted as part of an application dated April 14, 2016 to be located on property described, as follows:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 00°56'22" W ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF SOUTHEAST ¼ A DISTANCE OF 372.54 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE N 89°25'49" E, 847.73 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 11509.20 FEET AND A CENTRAL ANGLE OF 1°02'29"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO SAID WESTERLY RIGHT-OF-WAY LINE), 209.21 FEET; THENCE S 89°29'48" W, 796.36 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ¼ OF SOUTHEAST ¼; THENCE N 00°56'22" E ALONG SAID WEST LINE 200.54 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION FOR RIGHT OF WAY PURPOSES DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 874, PAGE 2122 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

CONATINING 3.67 ACRES, MORE OR LESS.

Tax Parcel 08119-000

**Section 2.** The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

**Section 3.** A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

**Section 4.** The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

**Section 5.** The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

**Section 6.** All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

**DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 26<sup>th</sup> day of May 2016.**

PLANNING AND ZONING BOARD OF  
COLUMBIA COUNTY, FLORIDA,

Attest:

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

\_\_\_\_\_  
Robert F. Jordan, Vice-chairman



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD \_\_\_\_\_

Application Fee \$500.00

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

Filing Date \_\_\_\_\_

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

## Site Plan Application

### A. PROJECT INFORMATION

1. Project Name: NFPS Office Site
2. Address of Subject Property: 1452 SW State Road 47, Lake City, FL
3. Parcel ID Number(s): 07-4S-17-08119-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Intensive - CI
6. Acreage: 3.67 acres
7. Existing Use of Property: Residential Single Family
8. Proposed use of Property: Commercial Office
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - New construction: Total square footage 5,184
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

### B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Gregory G. Bailey      Title: President  
 Company name (if applicable): BBL Management, Inc.  
 Mailing Address: PO Box 3823  
 City: Lake City      State: FL      Zip: 32056  
 Telephone: (386) 752-4675      Fax: (386) 752-4674      Email: gbailey@nfps.net

**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 the applicant is agent for the property owner\*.
  - Property Owner Name (title holder): \_\_\_\_\_
  - 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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. 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: N/A  
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 ON ALL     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA0219  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes ON ALL     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z0547  
Variance:  Yes \_\_\_\_\_     No \_\_\_\_\_  
Variance Application No. V \_\_\_\_\_  
Special Exception:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
  - vii. Number of proposed parking spaces.
  - viii. Street layout.
  - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
    - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
    - b. Proposed finished elevation of each building site and first floor level.
    - c. Existing and proposed stormwater management facilities with size and grades.
    - d. Proposed orderly disposal of surface water runoff.
    - e. Centerline elevations along adjacent streets.
    - f. Water management district surface water management permit.
  4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
  5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
  6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
  7. Legal Description with Tax Parcel Number.
  8. Proof of Ownership (i.e. deed).
  9. Agent Authorization Form (signed and notarized).
  10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
  11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.



**NOTICE TO APPLICANT**

**All eleven (11) 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 proposed site plan must be submitted along with the Site and Development Plan Application.**

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.

**Gregory G. Bailey, President**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

**4/14/16**

Date



## AERIAL WITH SUBJECT PROPERTY



**NORTH FLORIDA PROFESSIONAL SERVICES, INC.**

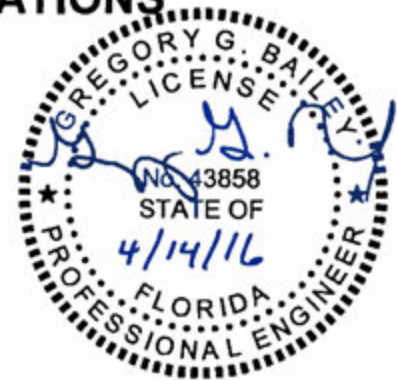
Experience. *Quality.* Commitment.



# **NORTH FLORIDA PROFESSIONAL SERVICES, INC.**

## **NEW OFFICE BUILDING**

### **ISO NEEDED FIRE FLOW CALCULATIONS**



---

Gregory G. Bailey, PE 43858

NFPS Certificate of Authorization: 29011

February 22, 2016

Lake City: P.O. Box 3823, Lake City, FL 32056 • Tallahassee: P.O. Box 180998, Tallahassee, FL 32318

Phone: 386.752.4675 • Toll Free: 877.335.1525 • Fax: 386.752.4674 • Online: [NFPS.net](http://NFPS.net)

CALCULATION SUMMARY for NFPS Site:

The Needed Fire Flow (NFF) calculations are based on the ISO Guide for Determination of Needed Fire Flow.

Construction Type

Construction Class 1 (wood frame construction)

Construction type coefficient (F) = 1.0

Effective Area (A) = 5,184

$$C = 18 \times F \times A^{0.5} = 18(1.0)(5184)^{0.5} = 1296 \text{ GPM}$$

→ 1250 GPM (rounded to the nearest 250 GPM)

Occupancy Type

Occupancy combustibility class C-2 Limited Combustibility

Occupancy factor (O) = 0.85

Exposures and Communications

None

Exposure and communication factor (X + P) = 0.00

$$\begin{aligned} \text{NFF} &= (C_i)(O_i)[1.0 + (X_i + P_i)] \\ &= (1250) * 1.0 * (1.0 + 0.00) \rightarrow 1,250 \text{ GPM} \end{aligned}$$

Attached is the City of Lake City Water flow report for 1 location. The nearest location to the site would be SR 47 N & SW Ace Lane. It shows at 20 PSI residual a reading of 3,017 GPM which is greater than the NFF of 1,250 GPM.

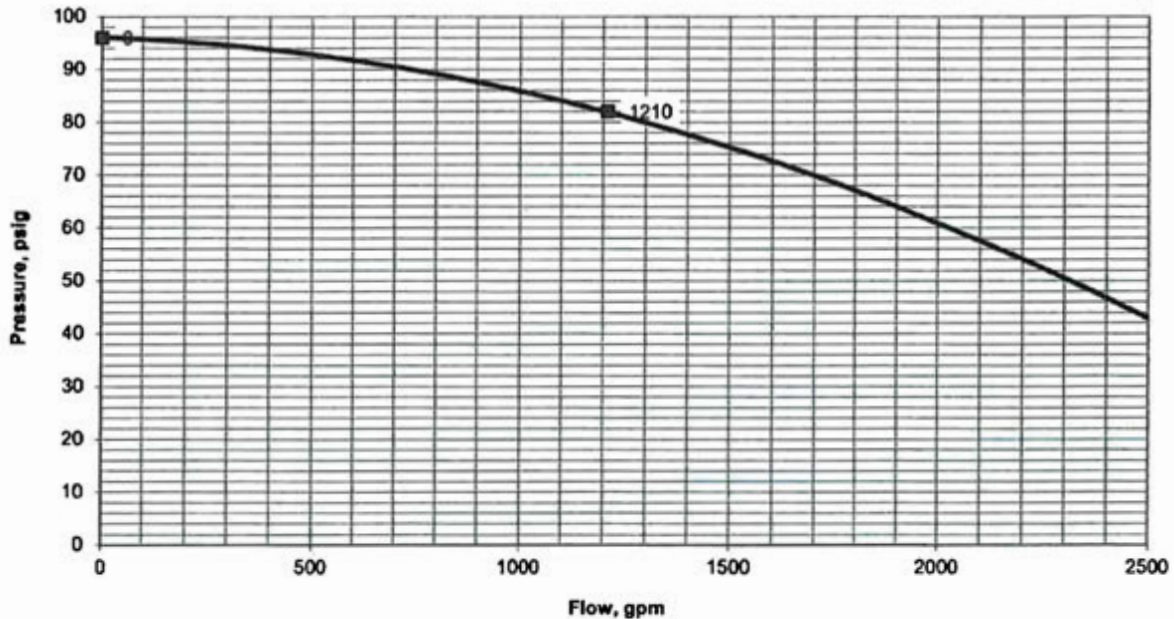


# City of Lake City Water flow report

HYDRANT # & LOCATION: SR 47 N & SW Ace Lane      DATE: 3/8/2016  
 TEST BY: Al Sloan      Day: Tuesday      Time: 9:30am      Minutes: 5  
 WATER SUPPLIED BY: Municipal  
 PURPOSE OF TEST: request

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.9</u>	<u>          </u>	<u>          </u>
PITOT READING:	<u>52</u>	<u>          </u>	<u>          </u>
GPM:	<u>1210</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>1210</u> GPM		
STATIC READING:	<u>96</u> PSI	RESIDUAL:	<u>82</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>3017</u> GPM		AT 0 PSI <u>3422</u> GPM
ESTIMATED CONSUMPTION:	<u>6050</u> GAL.		
REMARKS:			



**REVISED CONCURRENCY  
WORKSHEET**

NFPS Office Site  
July 27, 2015

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
820	Shopping Center	42.94	3.37	39.97	1716.14	134.69

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Park	15.00	399.66	5994.90

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Park	15.00	399.66	5994.90

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Solid Waste Analysis**

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office Park	5.50	39.97	219.84

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)



## *Comprehensive Plan Consistency Analysis*

### Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Objective I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

***Consistency: The proposed commercial use is consistent with the types of uses allowed by the Commercial FLU category. The property is located on SR 47 in an urban development area and is surrounded by other urban developments similar to what is proposed on the commercial site.***

Policy I.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

***Consistency: The proposed commercial site is located on SR 47 and there are public facilities available to support the high density and intensity.***

Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

***Consistency: The subject property is located within an area that currently has Commercial FLU designations to the east and the south. There are also public facilities provided to sufficiently serve the proposed commercial development.***

Policy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

***Consistency: The subject property is located along SR 47. This section of SR 47 is now a 4 lane state road with substantial commercial development. The subject property will be developed before 2023.***

Policy I.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

***Consistency: The subject property is located along SR 47 and will have no adverse impacts on the existing land uses.***

Policy I.1.5 The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

***Consistency: The commercial development on the subject property will be designed in accordance with the design standards of the County and regulating agencies with jurisdiction.***

Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

***Consistency: The proposed commercial development will meet the County LDR's for Commercial land use with 0.25 floor area ratio.***







**Legal Description for Parcel Number 07-4S-17-08119-000 located at 1452 SW SR 47.**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ , SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S  $00^{\circ}56'22''$  W ALONG THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$  A DISTANCE OF 372.54 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE N  $89^{\circ}25'49''$  E, 847.73 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 11509.20 FEET AND A CENTRAL ANGLE OF  $1^{\circ}02'29''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO SAID WESTERLY RIGHT-OF-WAY LINE), 209.21 FEET; THENCE S  $89^{\circ}29'48''$  W, 796.36 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$ ; THENCE N  $00^{\circ}56'22''$  E ALONG SAID WEST LINE 200.54 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION FOR RIGHT OF WAY PURPOSES DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 874, PAGE 2122 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

This Instrument Prepared By:  
Michael Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace / PO Box 7175  
Lake City, FL 32055  
ATS No. 4-6826

Inst: 201512019300 Date: 11/18/2015 Time: 2:47 PM  
Doc Stamp-Deed: 1046.50  
DC, P.DeWitt Cason, Columbia County Page 1 of 2 B:1304 P:1783

### GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 17th day of November, 2015 by Mohammed Choudhury, and his wife, Shaghuftha Choudhury, hereinafter called the Grantor, to BBL Management Services, Inc., whose post office address is P.O. Box 3823, Lake City, FL 32056, hereinafter called the Grantee,

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of Individuals, and the successors and assigns of Corporation.)*

The Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land, situate in Columbia County, Florida, viz: TAX ID: R08119-000 :


**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

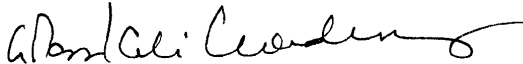
Together with all the tenements, hereditaments, and appurtenances thereto belonging or in any ways appertaining.

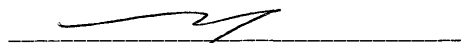
To have and to hold, the same in fee simple forever.

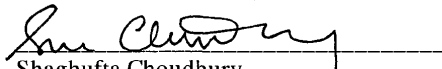
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

  
WITNESS  
Printed Name: Regina Simpkins

  
Mohammed Choudhury

  
WITNESS  
Printed Name: Michael H. Harrell

  
Shaghuftha Choudhury

State of Florida  
County of Columbia

I hereby certify that on this 17th day of November, 2015, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Mohammed Choudhury, and his wife, Shaghuftha Choudhury, who is personally known to me or produced a Driver's License for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

  
NOTARY PUBLIC  
My Commission Expires:

(SEAL)



ATT: 6826

EXHIBIT "A"

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 4 South, Range 17 East, Columbia County, Florida, and run South 0°56'22" West, along the West line of said SW 1/4 of SE 1/4, a distance of 372.54 feet to a concrete monument and the Point of Beginning; thence North 89°25'49" East 847.73 feet to a point on the Westerly right-of-way line of State Road No. 47, said point being on the arc of a curve concave to the left, having a radius of 11509.20 feet and a central angle of 1°02'29"; thence Southwesterly, along the arc of said curve (also said Westerly right-of-way line), 209.21 feet; thence South 89°29'48" West 796.36 feet to a point on the West line of said SW 1/4 of SE 1/4; thence North 0°56'22" East, along said West line, 200.54 feet to the Point of Beginning.

LESS AND EXCEPT that parcel conveyed to Florida Department of Transportation in Warranty Deed recorded in OR Book 874, Page 2112, of the Public Records of Columbia County, Florida.

# Columbia County Tax Collector

generated on 2/29/2016 8:57:02 AM EST

## Tax Record

Last Update: 2/22/2016 9:00:06 PM EST

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R08119-000	REAL ESTATE	2015			
<b>Mailing Address</b> CHOUDHURY MOHAMMED & SHAGUFTA POST OFFICE BOX 1804 LAKE CITY FL 32056		<b>Property Address</b> 1452 STATE ROAD 47 SW LAKE CITY  <b>GEO Number</b> 074S17-08119-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	002	999			
<b><u>Legal Description (click for full description)</u></b>					
07-4S-17 0100/0100 3.67 Acres BEG 372.54 FT S OF NW COR OF SW1/4 OF SE1/4, RUN E 807.60 FT TO W LINE OF SR-47, S ALONG R/W 208.25 FT, W 759.73 FT TO W LINE, N 200.54 FT TO POB ORB 500-051, 500-052, 874-2112 921-512,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	8.0150	228,517	0	\$228,517	\$1,831.56
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	228,517	0	\$228,517	\$170.93
LOCAL	4.8510	228,517	0	\$228,517	\$1,108.54
CAPITAL OUTLAY	1.5000	228,517	0	\$228,517	\$342.78
SUWANNEE RIVER WATER MGT DIST	0.4104	228,517	0	\$228,517	\$93.78
LAKE SHORE HOSPITAL AUTHORITY	0.9620	228,517	0	\$228,517	\$219.83
<b>Total Millage</b>		16.4864	<b>Total Taxes</b>		\$3,767.42
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
FFIR	FIRE ASSESSMENTS				\$183.32
GGAR	SOLID WASTE - ANNUAL				\$193.00
<b>Total Assessments</b>					\$376.32
<b>Taxes &amp; Assessments</b>					\$4,143.74

<b>If Paid By</b>	<b>Amount Due</b>
	\$0.00

<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>
11/19/2015	PAYMENT	2300774.0002	2015	\$1,050.06
11/19/2015	PAYMENT	2300774.0001	2015	\$1,018.58
9/28/2015	PAYMENT	2102352.0003	2015	\$975.82
6/29/2015	PAYMENT	3211962.0006	2015	\$960.49

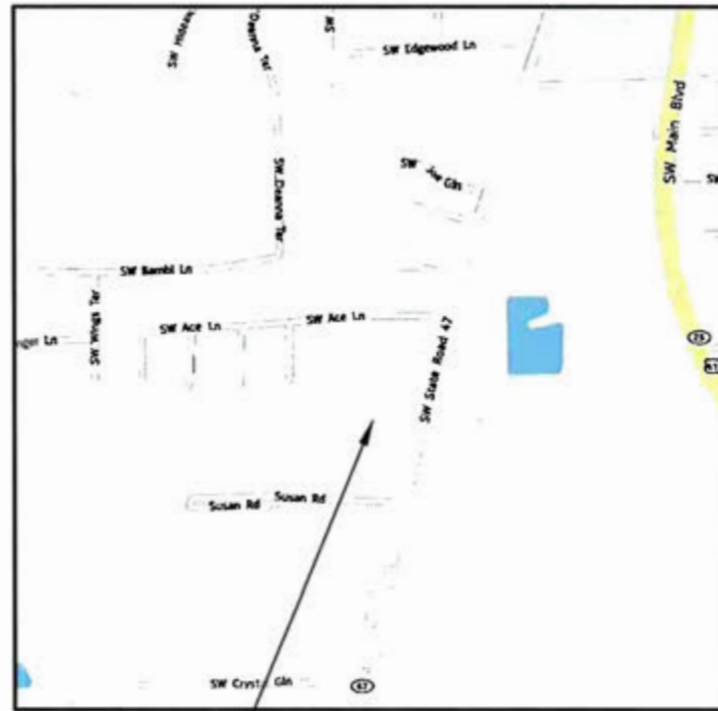
Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

# NFPS NEW OFFICE SITE COLUMBIA COUNTY, FLORIDA SECTION 7, TOWNSHIP 4S, & RANGE 17E



COLUMBIA COUNTY



PROJECT LOCATION

## SHEET INDEX

COVER SHEET	1
GENERAL AND EROSION NOTES	2
EXISTING CONDITIONS	3
DEMOLITION PLAN	4
OVERALL SITEPLAN	5
SITE PLAN	6
GRADING PLAN	7
STORM SEWER PLAN	8
STORMWATER MANAGEMENT FACILITY	9
LANDSCAPE PLAN	10
FDOT DW CONNECTION	11
EROSION CONTROL PLAN AND DETAIL	12
MISC. DETAILS	13-14
DRAINAGE AREA MAP	15

PLANS PREPARED FOR:

GREGORY G. BAILEY  
BBL MANAGEMENT, INC  
PO BOX 3823  
LAKE CITY, FL 32056  
(386)752-4675



1ST SUBMITTAL  
FEBRUARY 15, 2016



COVER SHEET

REVISIONS:

JOB NUMBER: L160623NFP	DESIGNED BY: GB	DRAWN BY: BS	CHECKED BY: TH
DATE: 7-29-15	SIGNATURE & SEAL		
SHEET NO. 1			

## GENERAL NOTES

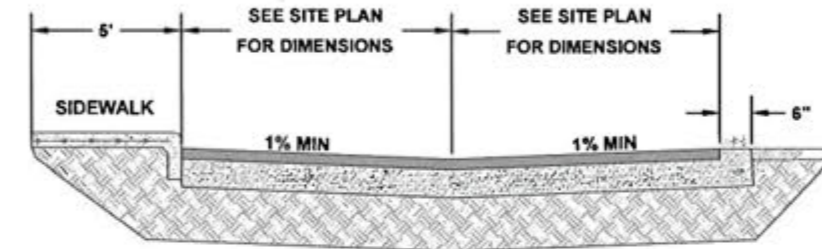
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COLUMBIA COUNTY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SUWANNEE RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY CONNECTION PERMIT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRINKING WATER FACILITY PERMIT.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. BOUNDARY INFORMATION SHOWN, WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY J. SHERMAN FRIER & ASSOCIATES, FLORIDA CERTIFICATE NO. 7042.
5. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
6. THE SITE IS LOCATED IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
7. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
8. THE STORMWATER BASIN IS DESIGNED IN ACCORDANCE WITH CHAPTER 40B-4 F.A.C.
9. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.
10. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
11. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
12. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF LAKE CITY WATER AND WASTEWATER UTILITY STANDARDS, AVAILABLE FROM CITY HALL OR PUBLIC WORKS.
13. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

14. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
15. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
16. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.
17. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
18. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.

## EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP'S FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.

19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.



1 PARKING APRON TYPICAL SECTION  
2 SCALE:N.T.S.

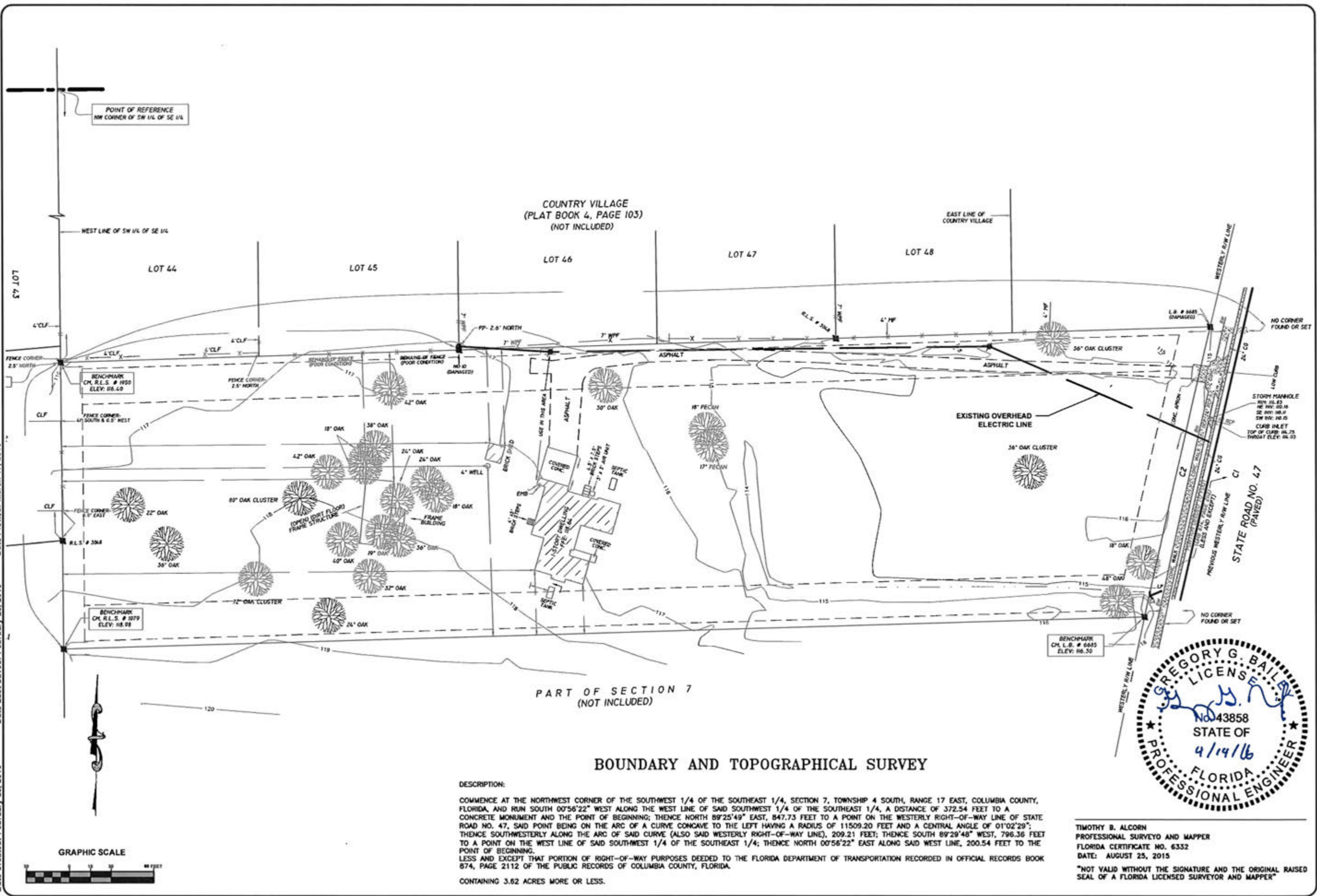
## SITE DATA TABLE NFPS NEW OFFICE SITE SR 47

PARCEL ID NUMBER	07-4S-17-08119-000			
ZONING	COMMERCIAL INTENSIVE			
LAND USE	COMMERCIAL			
COUNTY COMMISSION DISTRICT NUMBER	2			
PHYSICAL ADDRESS	1452 SW STATE ROAD 47			
PROJECT PROPERTY BOUNDARY	SQ. FT.	ACRES	% OF SITE	
TOTAL PROPERTY BOUNDARY AREA	157624	3.62	100.00%	
PROJECT AREA / LIMITS OF CONSTRUCTION (LOC)	54534		% OF LOC	
BOTH ON-SITE & OFF-SITE	54534	1.25	100.00%	100.00%
EXISTING IMPERVIOUS AREA ON-SITE				
EXISTING ASPHALT PAVEMENT	3057	0.07	1.94%	5.61%
EXISTING BUILDING	2544	0.06	1.61%	4.66%
TOTAL EXISTING IMPERVIOUS AREA ON-SITE	5601	0.13	3.55%	10.27%
PROPOSED IMPERVIOUS AREA ON-SITE				
EXISTING ASPHALT PAVEMENT TO REMAIN	3057	0.07	1.94%	5.61%
EXISTING BUILDING TO REMAIN	2544	0.06	1.61%	4.66%
PROPOSED ASPHALT PAVEMENT	13034	0.30	8.27%	23.90%
PROPOSED CONCRETE	1762	0.04	1.12%	3.23%
PROPOSED BUILDING	5184	0.12	3.29%	9.51%
PROPOSED STORMWATER MANAGEMENT FACILITY	11741	0.27	7.45%	21.53%
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE	37322	0.86	23.68%	68.44%
TOTAL PROPOSED PERVIOUS AREA ON-SITE	17213	0.40	10.92%	31.56%
REQUIRED PARKING LANDSCAPE AREA ON-SITE	3732	0.09	2.37%	6.84%
PROPOSED PARKING LANDSCAPE AREA ON-SITE	3772	0.09	2.39%	6.92%
REQUIRED PARKING	PER 4.19.15.10 LDR'S 1 SP / 200 SF OF GROSS FLOOR AREA= 24 SPACES + 2 H.C. SPACE			
PROVIDED PARKING	24 SPACES + 2 H.C. SPACE			
REQUIRED TREES	1 TREE / 200 SF OF LANDSCAPE AREA			
PROVIDED TREES	LANDSCAPE AREA = 3732 SF / 200 SF = 19 TREES			





File Location: X:\2016\160623NFP\PH. CADD\NFP\plan01\EXISCOND  
 Date Created: February 23, 2016 Date Plotted: March 17, 2016  
 Date Last Saved: February 23, 2016



**BOUNDARY AND TOPOGRAPHICAL SURVEY**

**DESCRIPTION:**  
 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 00°56'22" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 372.54 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE NORTH 89°25'49" EAST, 847.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 11509.20 FEET AND A CENTRAL ANGLE OF 01°02'29"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO SAID WESTERLY RIGHT-OF-WAY LINE), 209.21 FEET; THENCE SOUTH 89°29'48" WEST, 796.36 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°56'22" EAST ALONG SAID WEST LINE, 200.54 FEET TO THE POINT OF BEGINNING.  
 LESS AND EXCEPT THAT PORTION OF RIGHT-OF-WAY PURPOSES DEEDED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 674, PAGE 2112 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.  
 CONTAINING 3.62 ACRES MORE OR LESS.



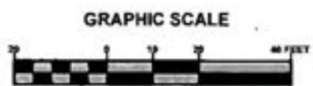
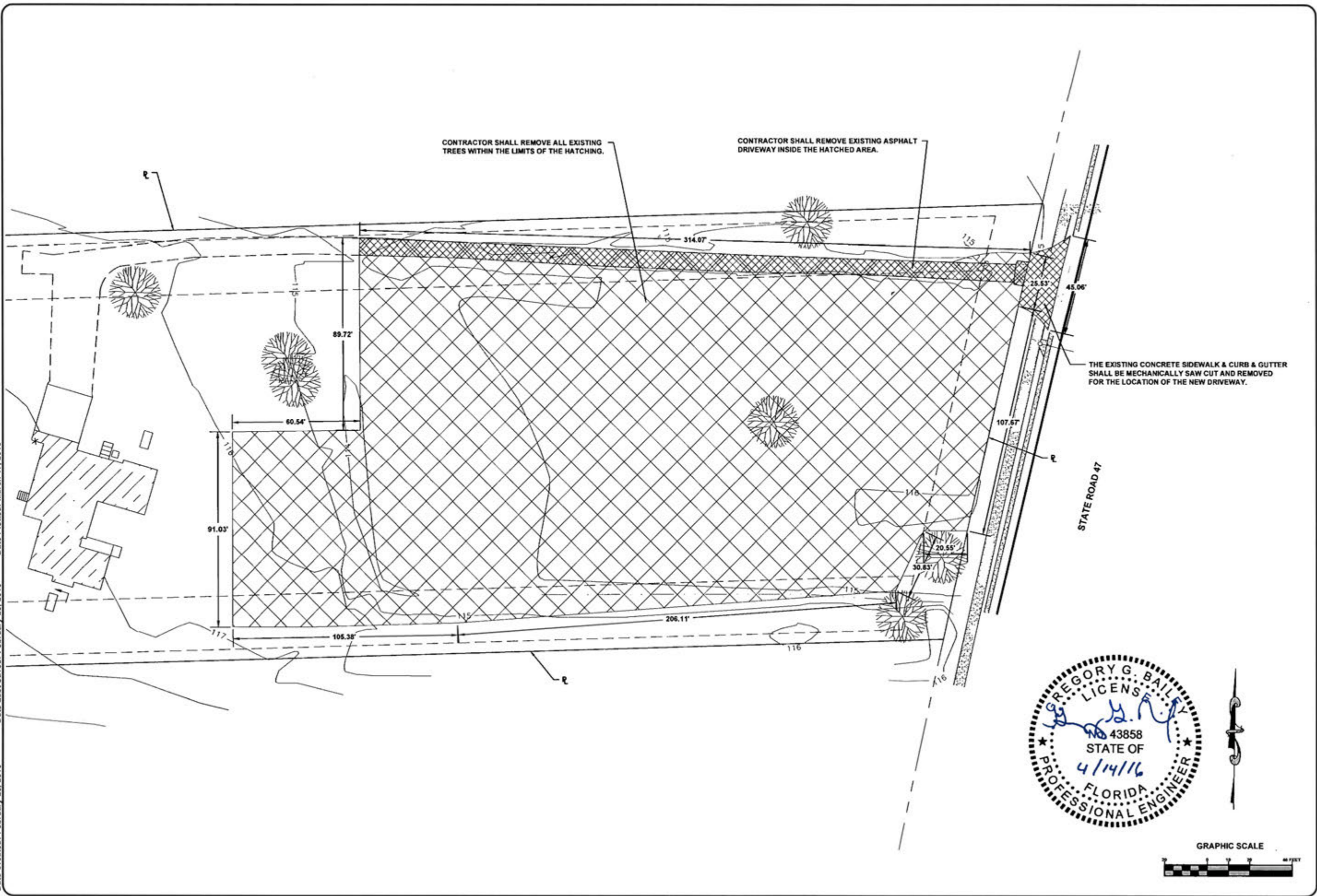
TIMOTHY B. ALCORN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6332  
 DATE: AUGUST 25, 2015  
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 Lake City, FL 32025  
 PHL 877-335-1525  
 FAX 386-752-4874  
 Eng. Lic. 28011

**EXISTING CONDITIONS**  
 NFPs NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

REVISIONS:  
 JOB NUMBER: L150623NFP  
 DESIGNED BY: TH  
 CHECKED BY: TH  
 SIGNATURE & SEAL  
 DATE: 7-29-15  
 SHEET NO. 3

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 Date Created: February 23, 2016 Date Last Saved: February 23, 2016 Date Plotted: March 17, 2016



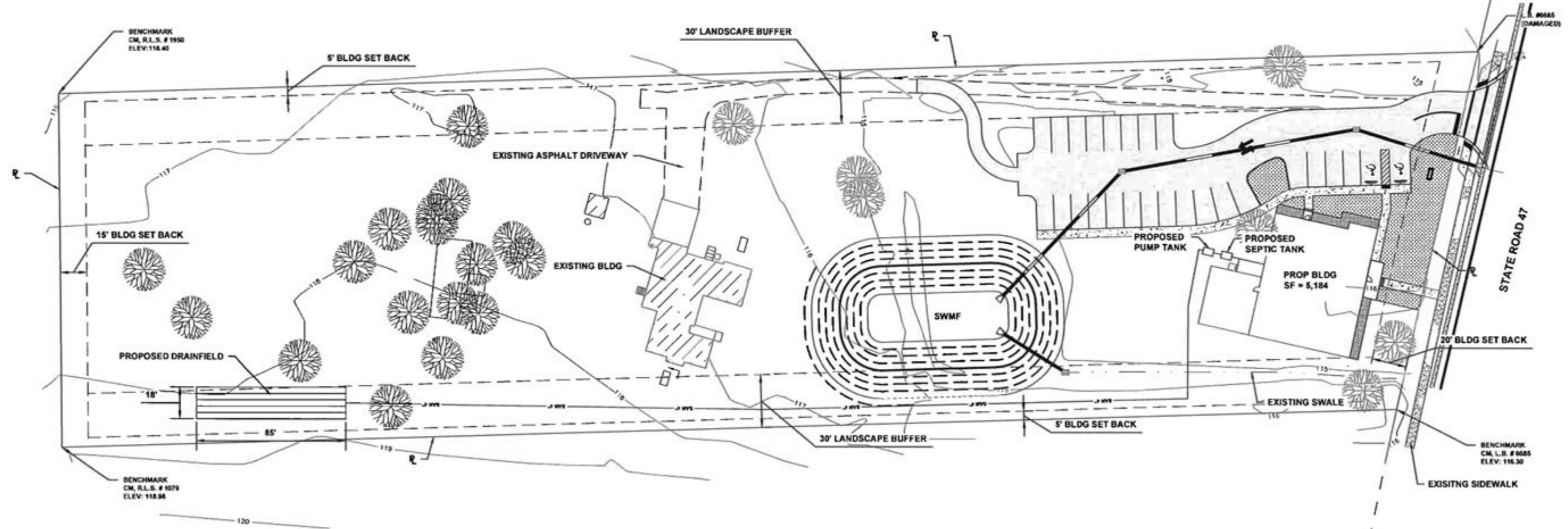
North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 LAKE CITY, FL 32025  
 Ph. 877-335-1525  
 Fax. 386-752-4874  
 Eng. Lic. 28911



**DEMOLITION PLAN**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

JOB NUMBER:	L150623NFP
DESIGNED BY:	GB
DRAFTED BY:	BS
CHECKED BY:	TH
DATE:	7-29-15
SHEET NO.:	4

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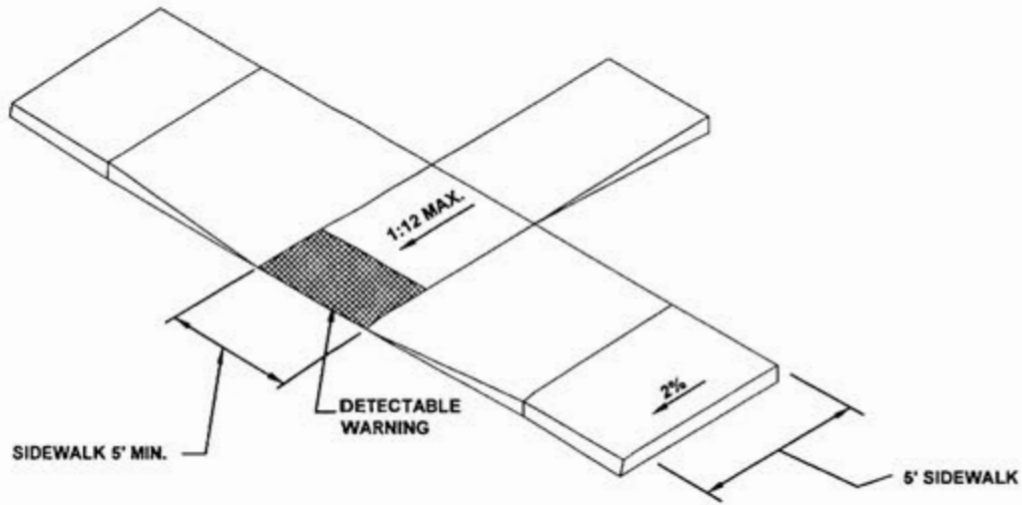


North Florida Professional Services, Inc.  
 P.O. BOX 3423  
 Lake City, FL 32025  
 Ph. 386-752-4875  
 Fax. 386-752-4874

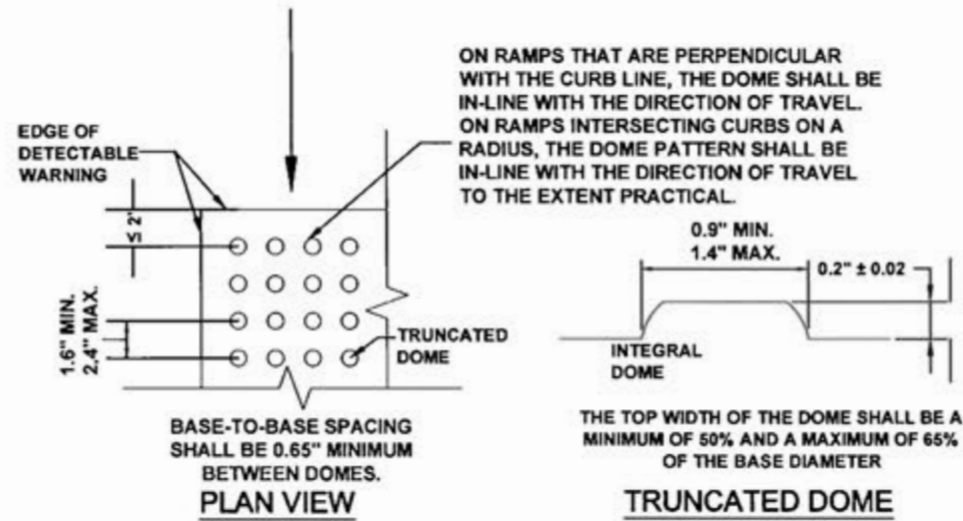


**OVERALL SITE PLAN**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

JOB NUMBER:	L150623NFP
DESIGNED BY:	GB
DRAWN BY:	BS
CHECKED BY:	TH
DATE:	7-29-15
SHEET NO.:	5



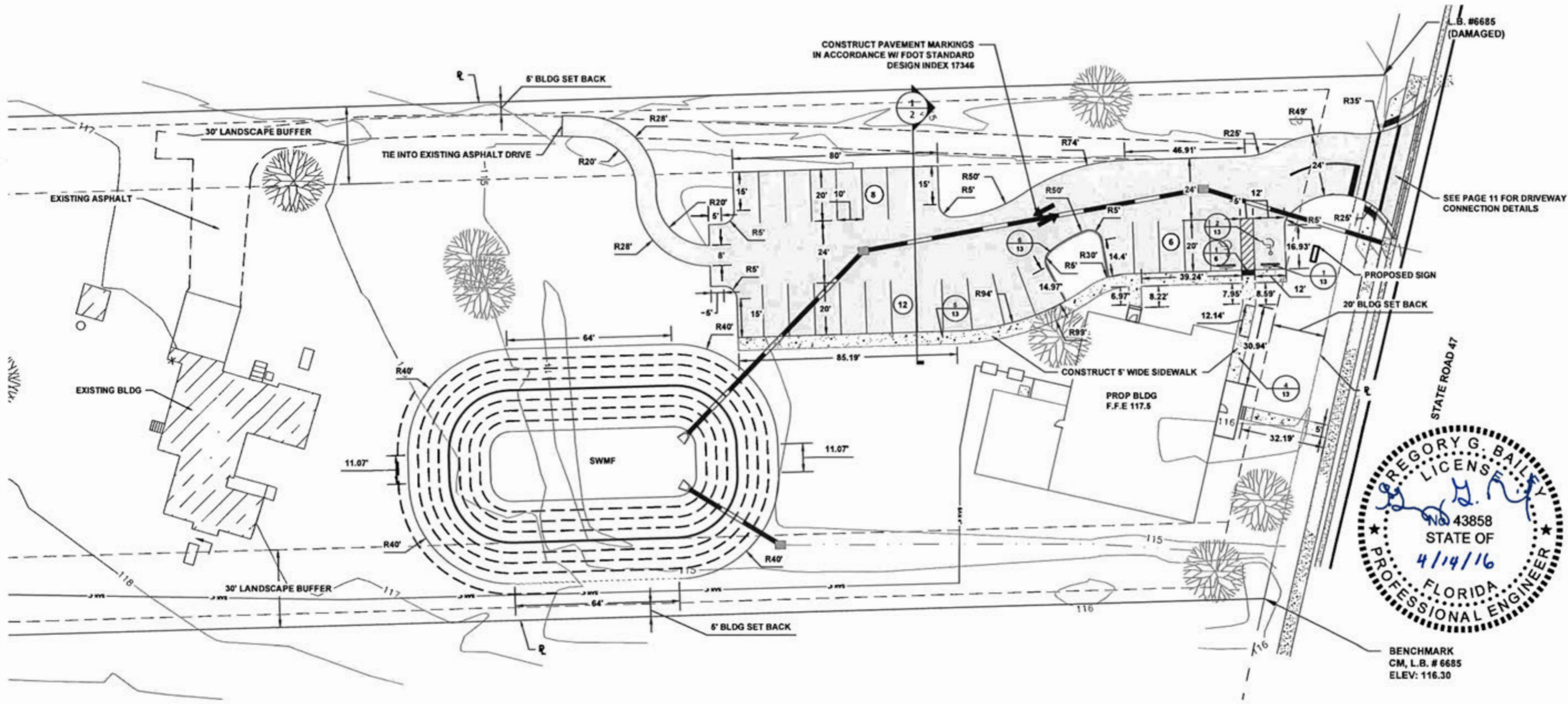
1 ADA RAMP DETAIL "A"  
6 SCALE: N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (610mm) FROM THE BACK OF CURB.



File Location: X:\2016\150623NFP\H. CADD\NFP\plan01 ISITE Date Created: February 23, 2016 Date Plotted: March 17, 2016



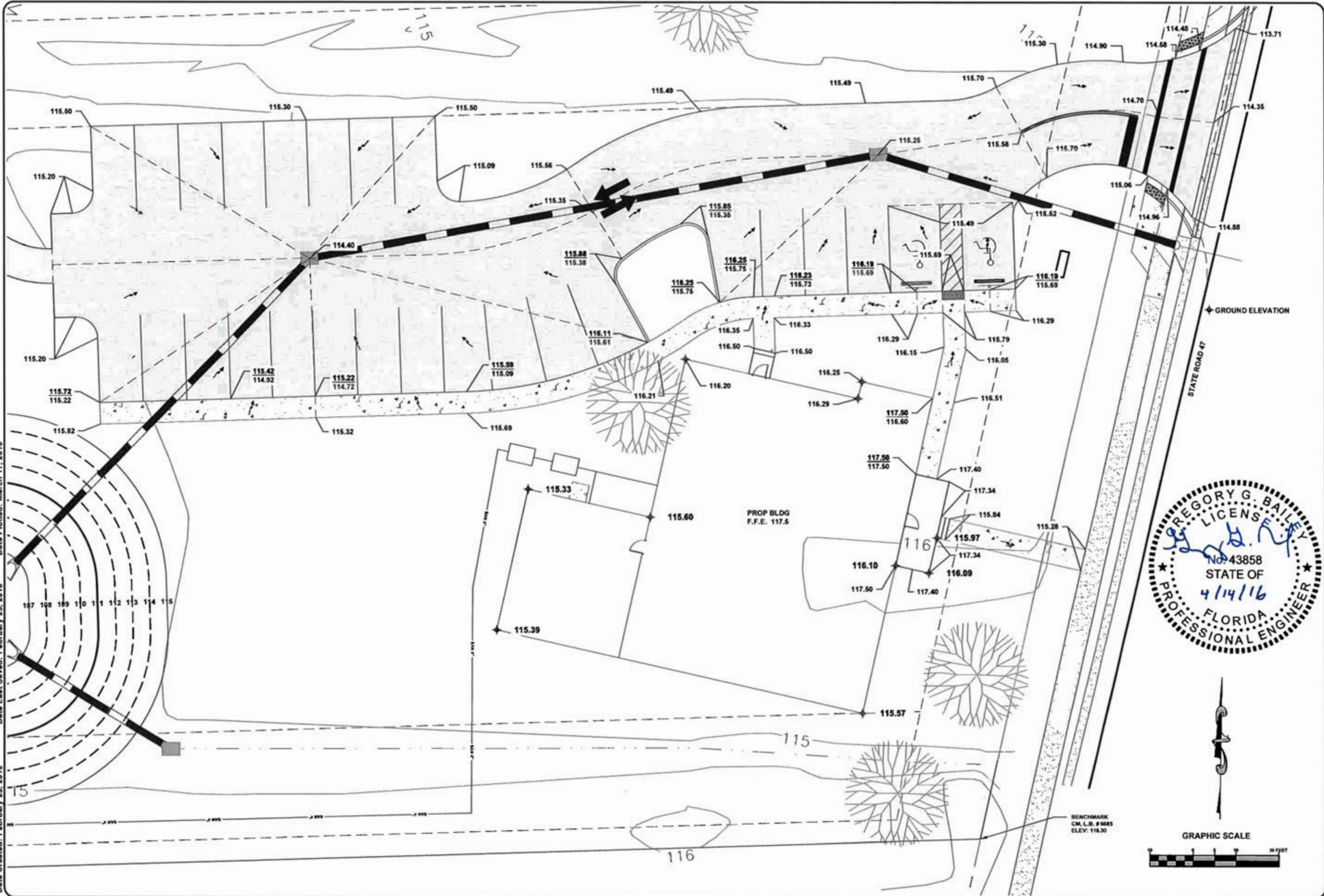
North Florida Professional Services, Inc.  
P.O. BOX 3823  
LAKA CITY, FL 32025  
Ph. 877-335-1525  
Fax. 386-752-4674  
Eng. Lic. 29011



SITE PLAN  
NFPS NEW OFFICE SITE  
COLUMBIA COUNTY, FLORIDA

JOB NUMBER: L150623NFP  
DESIGNED BY: GB  
CHECKED BY: BS  
DATE: 7-29-15  
SHEET NO. 6

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 Date Plotted: March 17, 2016  
 Date Last Saved: February 23, 2016

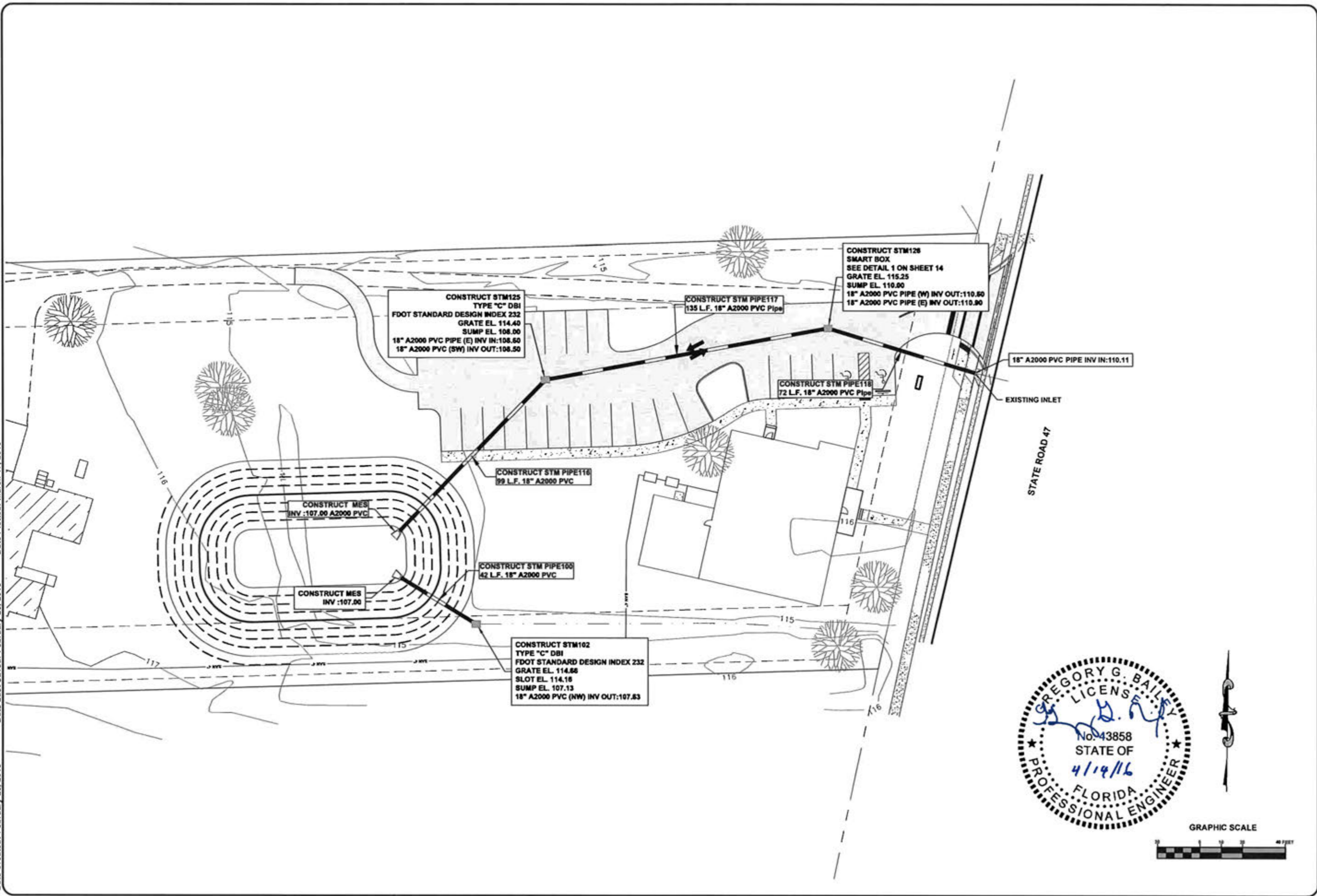


**GRADING PLAN**  
**NFPS NEW OFFICE SITE**  
**COLUMBIA COUNTY, FLORIDA**

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
 P.O. BOX 3823  
 TALLAHASSEE, FL 32318  
 LAKE CITY, FL 32025  
 PH. 907-335-1523  
 FAX. 386-752-4674  
 Eng. Lic. 28011

REVISIONS:  
 JOB NUMBER: L150623NFP  
 DESIGNED BY: DRAFTED BY: CHECKED BY:  
 GB BS TH  
 DATE: 7-29-15  
 SHEET NO.: 7

File Location: X:\2016\150623NFP\H. CADD\cNFP\plan01\STORM  
 Date Created: February 23, 2016 Date Last Saved: February 23, 2016 Date Plotted: March 17, 2016



CONSTRUCT STM125  
 TYPE "C" DBI  
 FDOT STANDARD DESIGN INDEX 232  
 GRATE EL. 114.40  
 SUMP EL. 108.00  
 18" A2000 PVC PIPE (E) INV IN:108.50  
 18" A2000 PVC (SW) INV OUT:108.50

CONSTRUCT STM PIPE117  
 135 L.F. 18" A2000 PVC Pipe

CONSTRUCT STM128  
 SMART BOX  
 SEE DETAIL 1 ON SHEET 14  
 GRATE EL. 115.25  
 SUMP EL. 110.00  
 18" A2000 PVC PIPE (W) INV OUT:110.50  
 18" A2000 PVC PIPE (E) INV OUT:110.90

CONSTRUCT STM PIPE118  
 72 L.F. 18" A2000 PVC Pipe

18" A2000 PVC PIPE INV IN:110.11

CONSTRUCT STM PIPE116  
 99 L.F. 18" A2000 PVC

CONSTRUCT MES  
 INV :107.00 A2000 PVC

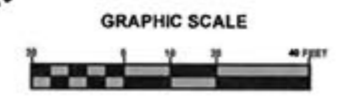
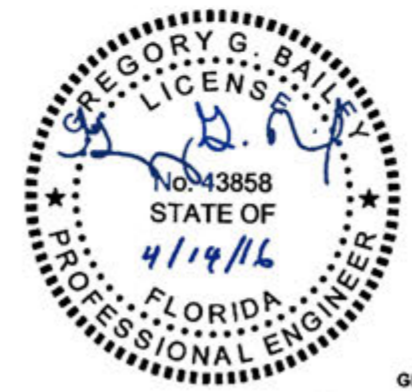
CONSTRUCT STM PIPE100  
 42 L.F. 18" A2000 PVC

CONSTRUCT MES  
 INV :107.00

CONSTRUCT STM102  
 TYPE "C" DBI  
 FDOT STANDARD DESIGN INDEX 232  
 GRATE EL. 114.66  
 SLOT EL. 114.16  
 SUMP EL. 107.13  
 18" A2000 PVC (NW) INV OUT:107.83

EXISTING INLET

STATE ROAD 47



North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 Lake City, FL 32025  
 Ph. 386-752-4875  
 Fax. 386-752-4874

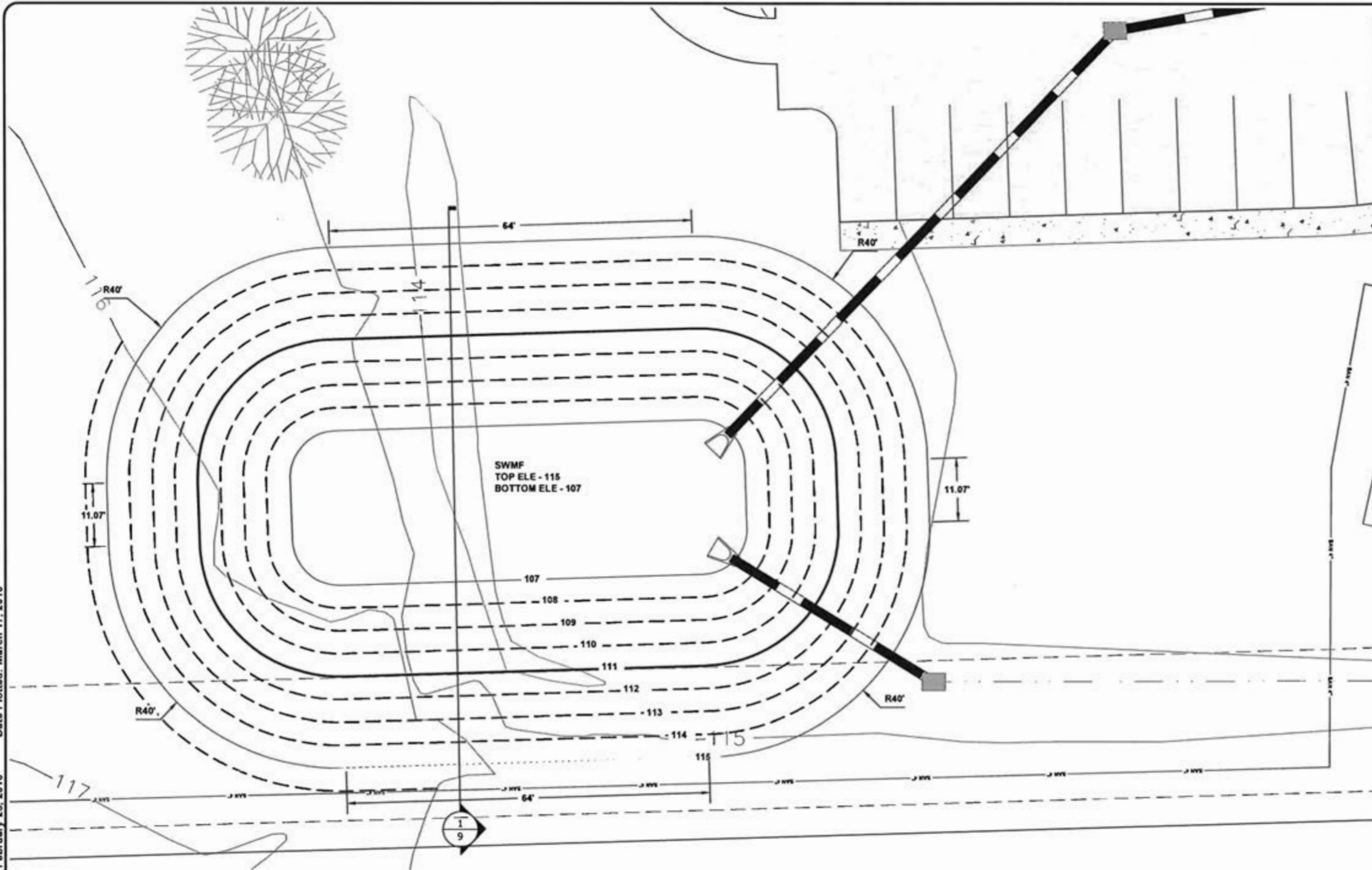
North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 Lake City, FL 32025  
 Ph. 877-335-1325  
 Eng. Lic. 28011

**STORM SEWER PLAN**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

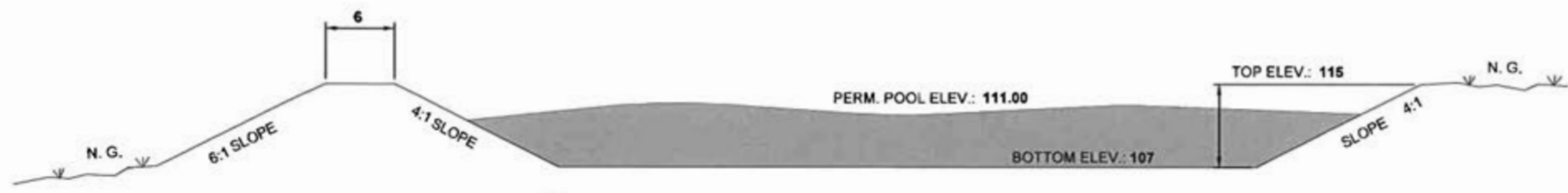
REVISIONS:

DESIGNED BY:	GB
DRAWN BY:	BS
CHECKED BY:	TH
DATE:	7-29-15
SHEET NO.:	8

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 Date Created: February 23, 2016 Date Last Saved: February 23, 2016 Date Plotted: March 17, 2016



**CRITICAL EVENT: 8 HR-100 YR**  
**CRITICAL EVENT STAGE: 114.35**



**1** STORMWATER MANAGEMENT FACILITY DETAIL  
**9** SCALE: N.T.S.



North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 Lake City, FL 32025  
 PH. 877-335-1525  
 Fax. 386-752-4674  
 Eng. Lic. 21011

**STORMWATER MANAGEMENT FACILITY**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

REVISIONS:  
 JOB NUMBER: L150623NFP  
 DESIGNED BY: CRAFTED BY: CHECKED BY:  
 GB BS TH  
 SIGNATURE & SEAL  
 DATE: 7-29-15  
 SHEET NO.: 9

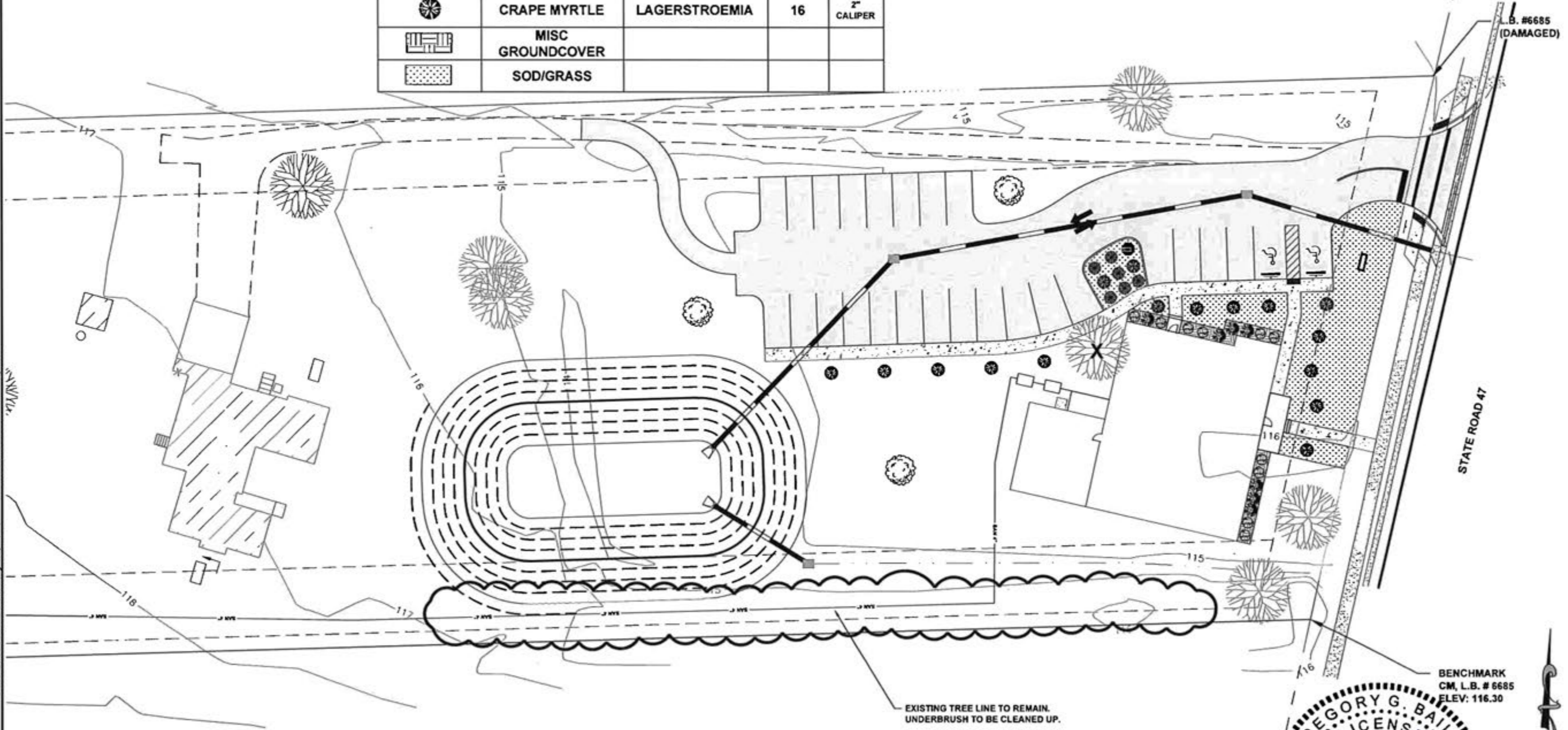
**LANDSCAPE NOTES**

1. SEE SITE DATA TABLE ON SHEET 2 FOR REQUIRED LANDSCAPE AREA AND NUMBER OF TREES.

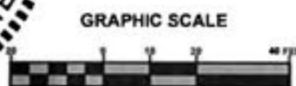
**X** EXISTING TREES TO BE REMOVED

**TREE AND SHRUBBERY REQUIREMENTS**

MAP SYMBOL	COMMON NAME	SCIENTIFIC NAME	NO.	SIZE
	MINIATURE AZALEAS	PENTANTHERA	7	1 GAL
	HOLLY	LLEX AQUIFOLIUM	7	1 GAL
	LOROPETALUM	LOROPETALUM	10	1 GAL
	OAK	QUERCUS	3	4" CALIPER
	CRAPE MYRTLE	LAGERSTROEMIA	16	2" CALIPER
	MISC GROUNDCOVER			
	SOD/GRASS			



GREGORY G. BAILEY  
 LICENSE  
 No. 43858  
 STATE OF  
 4/14/16  
 PROFESSIONAL ENGINEER  
 FLORIDA



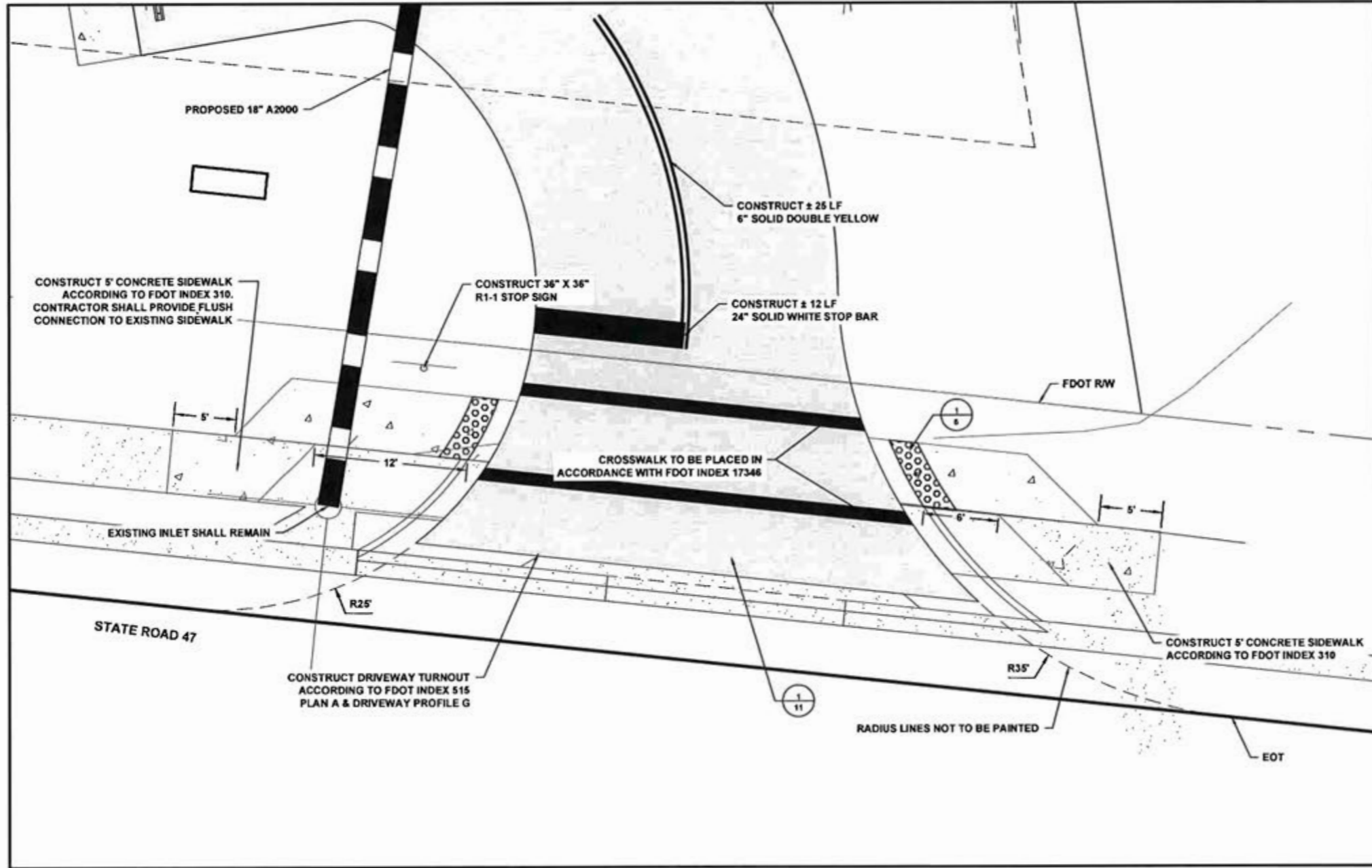
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 Date Created: February 23, 2016  
 Date Last Saved: February 23, 2016  
 Date Plotted: March 17, 2016

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 Fax. 386-752-4874  
 Eng. Lic. 28911

**LANDSCAPE PLAN**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

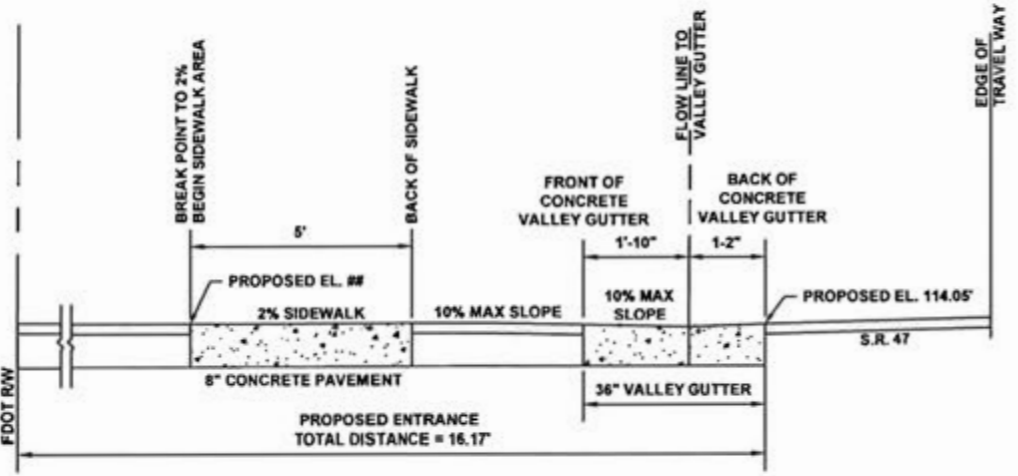
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 JOB NUMBER: L150623NFPP  
 DESIGNED BY: CRAFTED BY: CHECKED BY:  
 GB BS TH  
 SIGNATURE & SEAL  
 DATE: 7-29-15  
 SHEET NO. 10





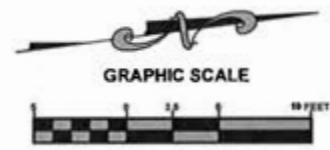
**FDOT CONNECTION NOTES:**

1. THE EXISTING CONCRETE SIDEWALK & CURB & GUTTER SHALL BE MECHANICALLY SAW CUT AND REMOVED AS WELL AS ALL PRE-EXISTING SUBGRADE MATERIALS WITHIN THE LIMITS OF THE PROJECT IMPROVEMENTS WORK ZONE OR AS MAY BE CALLED FOR UNDER THE STATE FDOT PERMIT.
2. ALL PERMITTED PAVEMENT STRIPING PERTAINING TO THIS ACCESS PERMIT SHALL REQUIRE CERTIFIED LEAD FREE, THERMOPLASTIC MARKING MATERIALS AS THE FINAL PLACEMENT ITEM. TEMPORARY TRAFFIC BEARING SHALL BE REQUIRED TO BE IN PLACE 30 MINS. BEFORE OFFICIAL SUNDOWN. BOTH TEMPORARY TRAFFIC BEARING PAINTS AND THERMOPLASTIC MARKING MATERIALS SHALL BE LEAD FREE AND SHALL MEET/OBTAIN FDOT MINIMUM SPECIFICATIONS FOR NIGHT REFLECTIVITY. TEMPORARY RPM'S SHALL BE INSTALLED DURING BOTH TEMPORARY AND PERMANENT STRIPING PHASES. REMOVAL OF EXISTING STRIPING SHALL BE HYDRO-BLASTED.
3. FAILURE BY THE PERMITEE AND/OR HIS/HER CONTRACTOR TO HAVE A CERTIFIED STRIPING CREW ON SITE BEFORE THE START OF PAVING CAN BE REASON TO SUSPEND THE APPROVED PERMIT UNTIL SUCH TIME AS THE PERMITEE AND/OR HIS/HER CONTRACTOR CORRECTS THE SITUATION TO THE SATISFACTION OF THE ON-SITE STATE FDOT PERMITS PERSONNEL/INSPECTOR.
4. FOR MAINTENANCE OF TRAFFIC PLAN REFER TO FDOT INDEX SHEETS 600, 613, 616, AND 660.
5. 24 INCH STOP BARS TO BE PLACED AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT EDITION FDOT DESIGN STANDARDS INDEX 17346.
6. THE PERMITEE SHALL CONTACT THE FDOT PERMITS OFFICE A MINIMUM OF 48 HOURS IN ADVANCE OF THE PLANNED CONNECTION.



**FDOT SPECIAL NOTICE TO THE CONCRETE CONTRACTOR**

WHEN FIGURING THE REQUIRED SLOPE/GRADES FOR THE NEW DRIVEWAY'S TRANSITION ACROSS THE CONCRETE VALLEY GUTTER, SPECIAL ATTENTION MUST BE TAKEN TO MAKE SURE THAT THE FRONT AND BACK SIDE OF THE 36 INCH WIDE CONCRETE VALLEY GUTTER SECTION IS NOT ALLOWED MORE THAN A MAXIMUM 10% GRADE SLOPE DIFFERENCE. ONCE THE VALLEY GUTTER GRADE SLOPE IS CHECKED FOR COMPLIANCE AND FORMED UP, THE NEW MAIN DRIVEWAY SHOULD BE FORMED UP ON THE SAME GRADE SLOPE AS HAS BEEN SET FOR THE BACK SIDE OF THE CONCRETE VALLEY GUTTER. WHILE BOTH STRUCTURES ARE TO BE CONSTRUCTED AT DIFFERENT TIMES, SPECIAL ATTENTION MUST BE GIVEN TO ENSURING THAT NEITHER THE FRONT OR BACKSIDE OF THE NEW VALLEY CURBING NOR THE MAIN CONNECTION EXCEED MAXIMUM OF 10% GRADE SLOPE DIFFERENCE. THIS FINISHED GRADE SLOPE MEASUREMENT MUST COMMENCE AT THE STORMWATER FLOWLINE OF THE NEW VALLEY GUTTER STRUCTURE AND MAINTAIN THE SAME GRADE SLOPE OF THE PLANNED MAIN CONNECTION GRADE SLOPE ON A STRAIGHT GRADE SLOPE LINE TO THE STANDARD INTO THE STANDARD FIVE FOOT SIDEWALK AREA. AT THIS POINT, THE DRIVEWAY GRADE SLOPE MUST BE BROUGHT BACK INTO NO MORE THAN A MAXIMUM OF 2% TO FLAT GRADE SLOPE TO THE BACK OF THE SIDEWALK AREA, (A DISTANCE OF 5 FEET.) FAILURE BY THE PERMITEE'S CONCRETE CONTRACTOR TO MEET CONSTRUCT TO WITHIN THE 10% OR LESS GRADE SLOPE FOR THE VALLEY GUTTER AND THE MAIN DRIVEWAY SLAB SECTION AND THE SIDEWALK AREA OF 2% MAXIMUM GRADE SLOPES, SHALL BE REASON TO REQUIRE THE CONNECTION TO BE REMOVED AND RECONSTRUCTED IN ACCORDANCE WITH THESE STATE SPECIAL PERMIT PROVISIONS.



**1 FDOT ACCESS CONNECTION PROFILE**  
11 SCALE: N.T.S.

North Florida Professional Services, Inc.  
P.O. BOX 3823  
Lake City, FL 32025  
Tel: 877-335-1525  
Fax: 386-752-4674  
Eng. Lic. 39011

**FDOT DW CONNECTION**  
NFP'S NEW OFFICE SITE  
COLUMBIA COUNTY, FLORIDA

REVISIONS:  
JOB NUMBER: L160623NFP  
DESIGNED BY: BS  
CHECKED BY: CM  
SIGNATURE & SEAL: PB

DATE: 7-29-15  
SHEET NO. 11

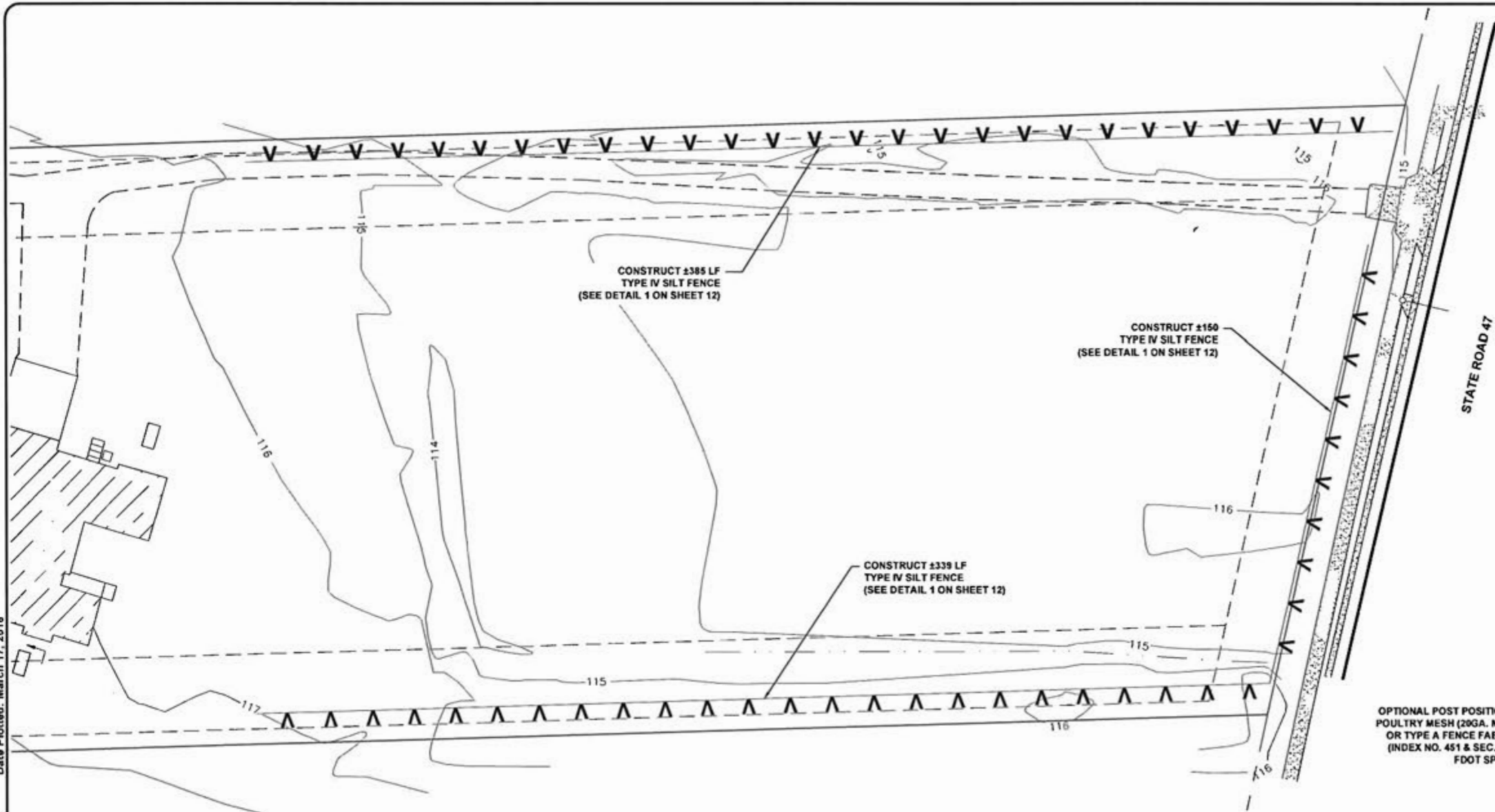
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Date Created: February 23, 2016 Date Plotted: March 17, 2016

Date Last Saved: February 23, 2016

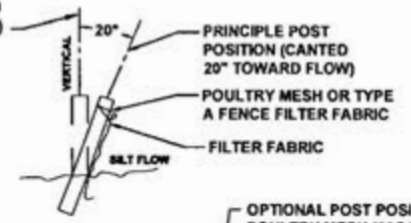
DATE DESIGNED BY: GB

DATE CHECKED BY: BS

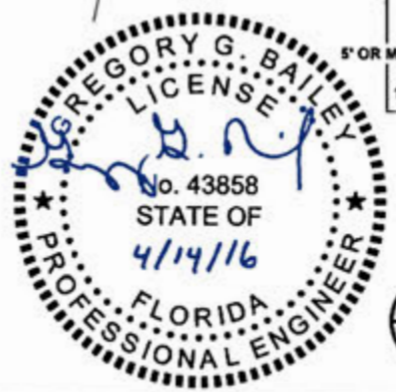
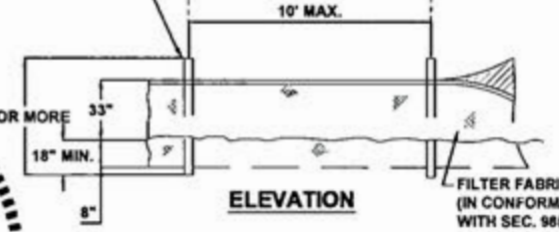
DATE SEAL: 7-29-15



OPTIONAL POST POSITIONS  
POULTRY MESH (20GA. MIN.)  
OR TYPE A FENCE FABRIC  
(INDEX NO. 451 & SEC. 550  
FDOT SPEC.)



POST OPTIONS:  
SOFTWOOD 4" MIN. DIA.  
SOFTWOOD 4" x 4"  
HARDWOOD 3" DIA.  
STEEL 1.33 LBS/FT. MIN.



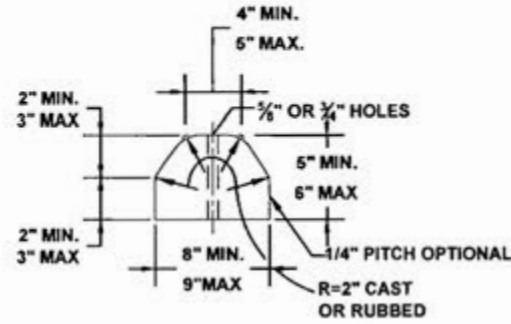
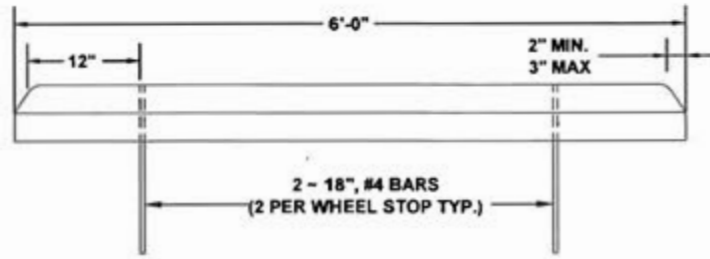
1 TYPE IV SILT FENCE  
12 SCALE: N.T.S.

North Florida Professional Services, Inc.  
P.O. BOX 3823  
Lima City, FL 32316  
Tel: 904-335-4875  
Fax: 904-335-4874  
Eng. Lic. 28011

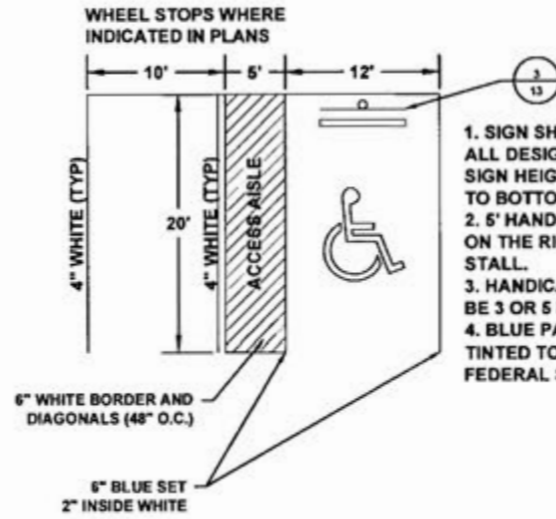
# EROSION CONTROL PLAN AND DETAIL

NFPS NEW OFFICE SITE  
COLUMBIA COUNTY, FLORIDA

REVISIONS:	
DESIGNED BY: GB	TH
CHECKED BY: BS	TH
DATE SEAL: 7-29-15	TH

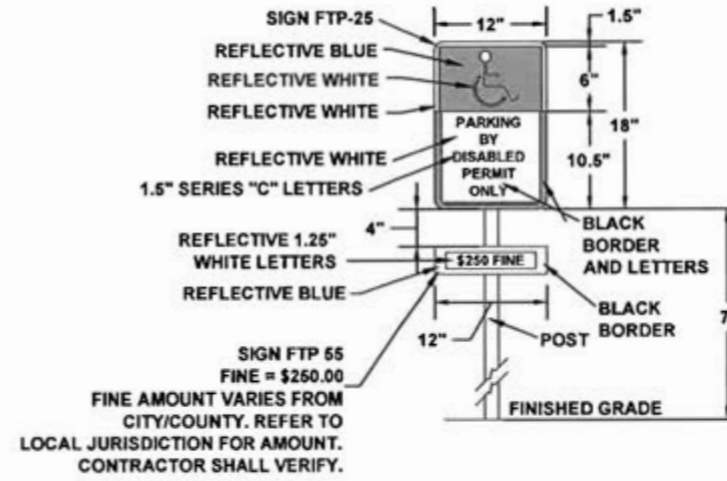


**1 WHEEL STOP DETAIL**  
13 SCALE:N.T.S.



1. SIGN SHALL BE PLACED IN FRONT OF ALL DESIGNATED HANDICAPPED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN.
2. 5' HANDICAPPED AISLE MAY BE PLACED ON THE RIGHT OR LEFT SIDE OF PARKING STALL.
3. HANDICAPPED PARKING SYMBOL SHALL BE 3 OR 5 FT. HIGH.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.

**2 HANDICAP PARKING STALL DETAIL**  
13 SCALE:N.T.S.

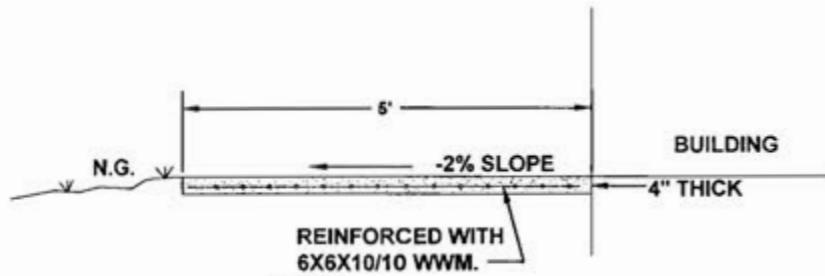


SIGN FTP 25  
REFLECTIVE BLUE  
REFLECTIVE WHITE  
REFLECTIVE WHITE  
REFLECTIVE WHITE  
1.5" SERIES "C" LETTERS  
REFLECTIVE 1.25" WHITE LETTERS  
REFLECTIVE BLUE  
SIGN FTP 55  
FINE = \$250.00  
FINE AMOUNT VARIES FROM CITY/COUNTY. REFER TO LOCAL JURISDICTION FOR AMOUNT. CONTRACTOR SHALL VERIFY.

**SIGN NOTES:**

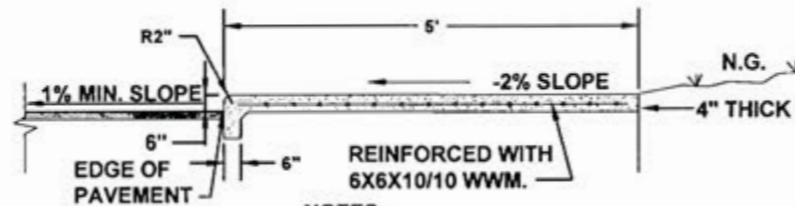
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.

**3 HANDICAP PARKING SIGN DETAIL**  
13 SCALE:N.T.S.



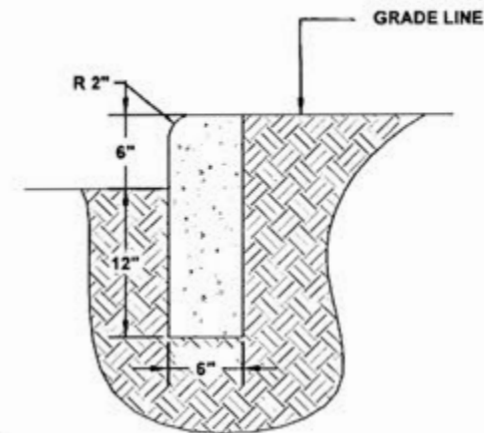
NOTES:  
PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS MAXIMUM.

**4 SIDEWALK DETAIL "A"**  
13 SCALE:N.T.S.



NOTES:  
PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS MAXIMUM.

**5 SIDEWALK DETAIL "B"**  
13 SCALE:N.T.S.

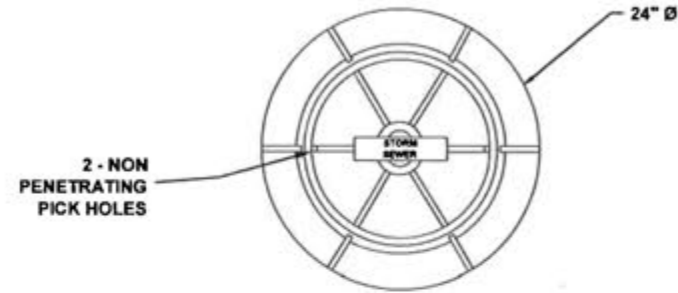
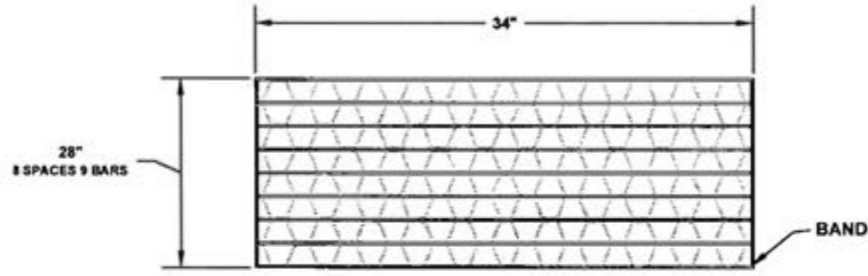


**6 HEADER CURB DETAIL**  
13 SCALE:N.T.S.

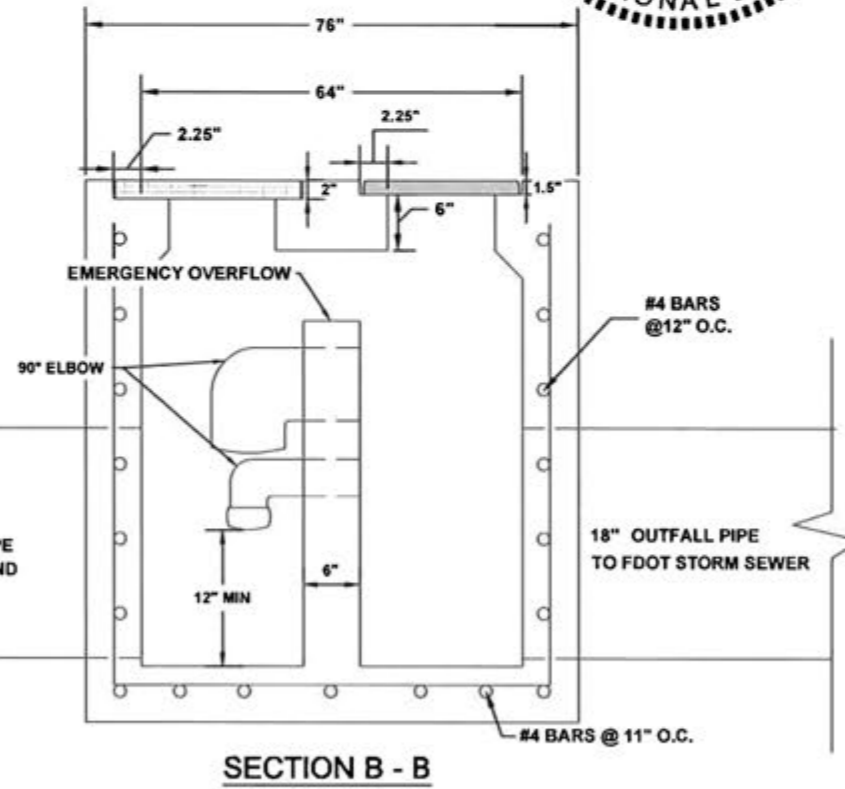
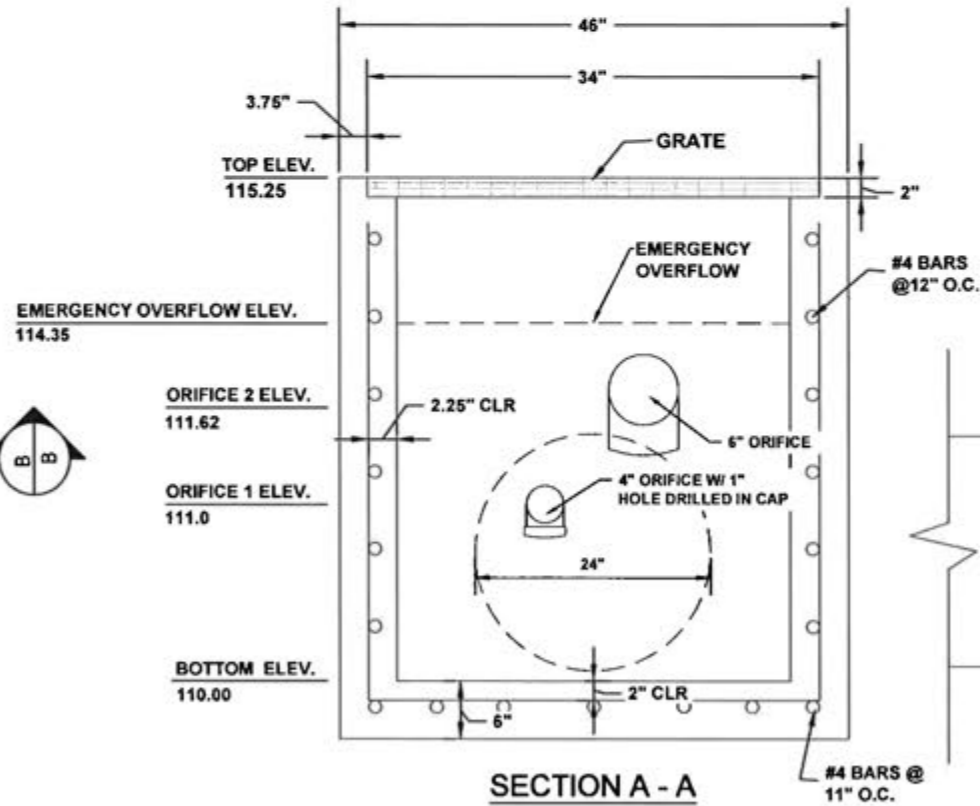
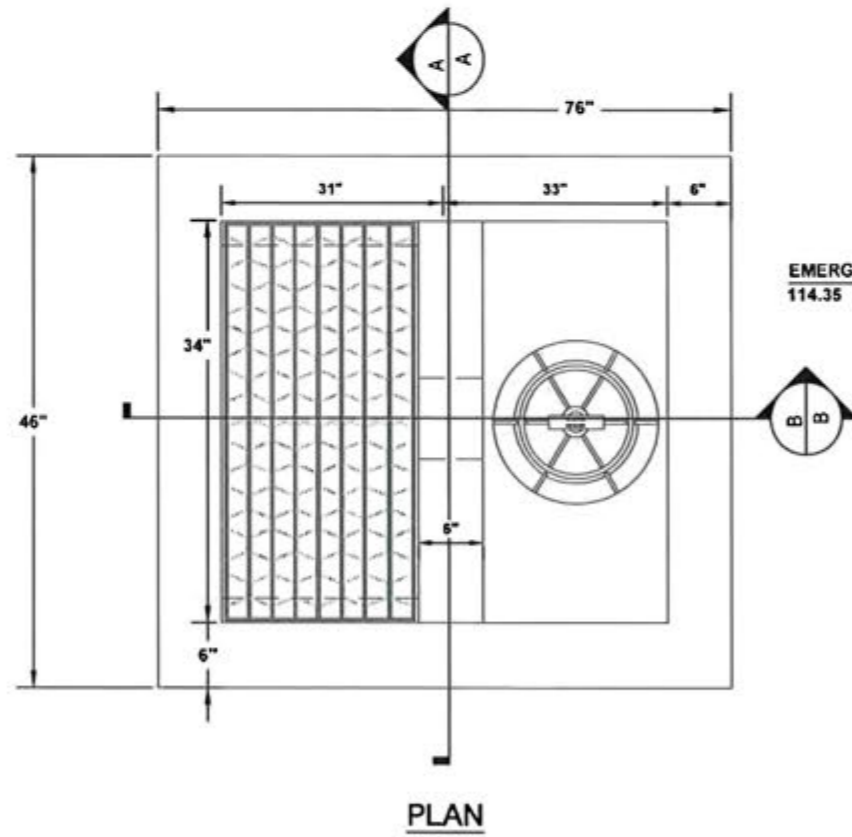
- NOTES:**
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI
  2. PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS MAXIMUM.



MAIN BARS 5" X 1/4"  
 RETICULINE BARS 1 1/4" X 1/8"  
 BANDS 2" X 1/4"  
 APPROX. WEIGHT 190 LBS.



**GRATE DETAIL**



**1 CONTROL STRUCTURE DETAIL**  
 14 SCALE: N.T.S.

North Florida Professional Services, Inc.  
 P.O. BOX 3923  
 Lake City, FL 32025  
 Ph. 877-335-1525  
 Fax. 386-752-4674  
 Eng. Lic. 28011



**MISC. DETAILS**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

REVISIONS:

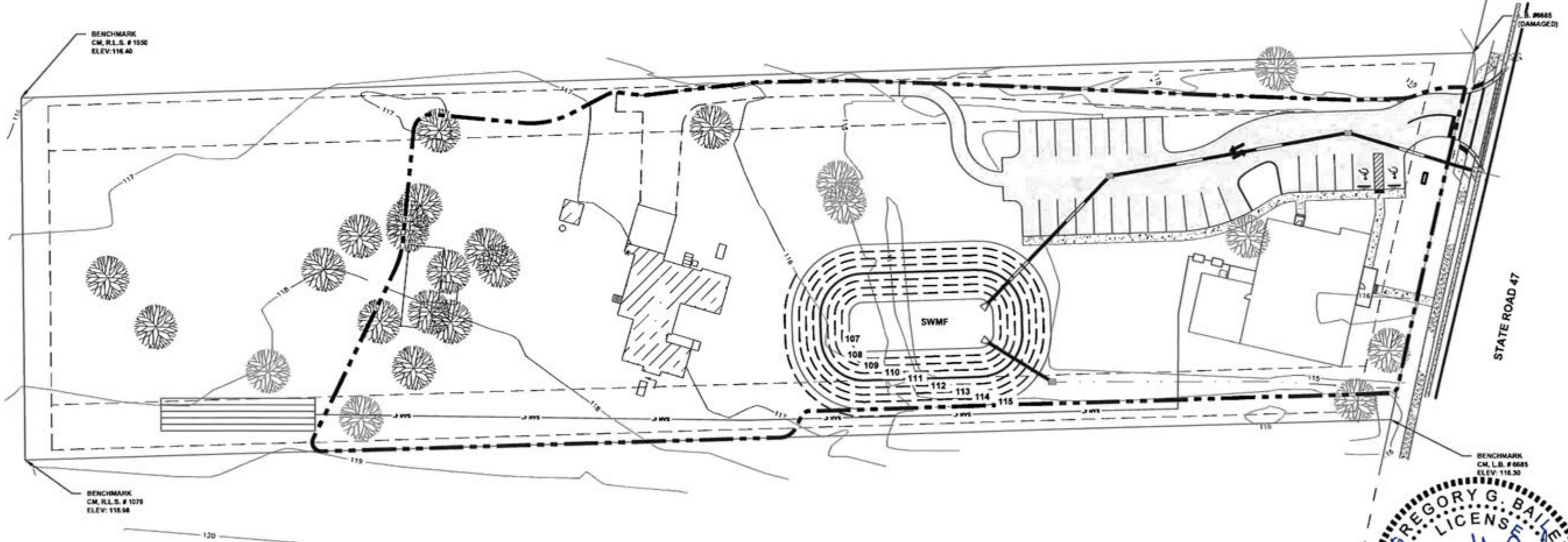
JOB NUMBER:	L160623NFP
DESIGNED BY:	GB
DRAFTED BY:	BS
CHECKED BY:	TH
DATE:	7-29-15
SHEET NO.:	14

File Location: X:\2016\160623NFPP\H. CADD\NFPP\plan01\DRAINAGE  
 Date Created: February 23, 2016 Date Last Saved: February 23, 2016 Date Plotted: March 17, 2016



**LEGEND**

DRAINAGE BOUNDARY



GREGORY G. BAILLEY  
 LICENSE  
 No. 43858  
 STATE OF  
 4/14/16  
 FLORIDA  
 PROFESSIONAL ENGINEER

DRAINAGE AREA			
DRAINAGE AREA	ACRES	PRE CN	POST CN
1	2.40	79	85

North Florida Professional Services, Inc.  
 P.O. BOX 3823  
 LAKE CITY, FL 32025  
 Ph. 877-335-1525  
 Fax. 386-752-4674  
 Eng. Lic. 29011

**DRAINAGE AREA MAP**  
 NFPS NEW OFFICE SITE  
 COLUMBIA COUNTY, FLORIDA

JOB NUMBER: L160623NFPP  
 DESIGNED BY: GB  
 DRAFTED BY: BS  
 CHECKED BY: TH  
 SIGNATURE & SEAL  
 DATE: 7-29-15  
 SHEET NO.: 15

**RESOLUTION NO. PZ/LPA Z 0565**

**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 THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) IN ACCORDANCE WITH AN APPLICATION DATED AUGUST 28, 2006 AND A PRELIMINARY DEVELOPMENT PLAN DATED AUGUST 23, 2006 TO PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) IN ACCORDANCE WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED APRIL 25, 2016 OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; 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 and the Concurrency Management Assessment 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 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; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 16.2.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

- (a) The proposed change will be in conformance with the Comprehensive Plan and would not have an adverse effect on the Comprehensive Plan;
- (b) The proposed change is compatible with the existing land use pattern in the area;
- (c) The proposed change will not create an isolated district unrelated to adjacent and nearby districts;

- (d) The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;
- (e) The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;
- (f) The proposed change will not adversely influence living conditions in the neighborhood;
- (g) The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- (h) The proposed change will not create a drainage problem;
- (i) The proposed change will not seriously reduce light and air to adjacent areas;
- (j) The proposed change will not adversely affect property values in the adjacent area;
- (k) The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
- (l) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- (m) The proposed change is not out of scale with the needs of the neighborhood or the County.

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, Z 0565, by Oaks of Lake City, LLC., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be changed from PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) in accordance with an application dated August 28, 2006 and a preliminary development plan dated August 28, 2006 to PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) in accordance with an application and a revised preliminary development plan dated April 25, 2016, for property described, as follows:

A parcel of land lying in Section 12, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southeast 1/4 of said Section 12.

AND

A parcel of land lying in Section 13, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4; the North 1/2 of the Southeast 1/4 of said Section 13.

AND

A parcel of land lying in Section 18, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18.

AND

A parcel of land lying in Section 7, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4; the Southwest 1/4 of the Southeast 1/4 of said Section 7.

AND

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: That portion of said Section 17 lying West of

County Road C-131 (Southwest Tustenuggee Avenue).

LESS AND EXCEPT

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 88°23'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East 56.25 feet, an arc length of 56.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 89°22'52" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

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 May 2016.

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

Attest:

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

\_\_\_\_\_  
Robert F. Jordan, Chair





# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # PRD 2,0565

Application Fee \$ 4,000.00

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

Filing Date April 29, 2016

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

## Planned Residential Development ("PRD") Application

### A. PROJECT INFORMATION

1. Project Name: Oaks of Lake City
2. Address of Subject Property: 211 SW Theodore Oconnor Circle, lake City FI 32025
3. Parcel ID Number(s): R09280-000, R03608-000, R03599-000, R09280-098
4. Future Land Use Map Designation: PRRD
5. Current Zoning Designation: PRRD
6. Acreage: 1222.6 Acres
7. Existing Use of Property: Residential/ Agricultural
8. Proposed use of Property: Residential/Equestrian
9. Total Number of Lots 187

**PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.**

### B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Bradley N. Dicks Title: Manager  
Company name (if applicable): Oaks of Lake City, LLC  
Mailing Address: P.O. Box 513  
City: Lake City State: FL Zip: 32056  
Telephone: (386) 752-8585 Fax: (386) 758-6860 Email: brad@dicksrealty.com

**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 the applicant is agent for the property owner\*.  
Property Owner Name (title holder): \_\_\_\_\_  
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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. 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: No  
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 X     No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z. 0548  
Variance:  Yes \_\_\_\_\_     No X  
Variance Application No. V \_\_\_\_\_  
Special Exception:     Yes \_\_\_\_\_     No X  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

**Preliminary Development Plan:**

- 1. A statement of objectives describing:
  - a) The general purpose of the proposed development; and
  - b) The general character of the proposed development.
- 2. A vicinity map showing the location of the proposed planned residential development in relation to:
  - a) Surrounding streets and thoroughfares;
  - b) Existing zoning on the site and surrounding areas; and
  - c) Existing land use on the site and surrounding areas.

The vicinity map shall be drawn at a scale to show an area of no less than 1,000 feet surrounding the property. A greater area may be required if the planning and zoning board determines information on a larger vicinity is needed.
- 3. A boundary survey and legal description of the property.
- 4. A topographic survey. The most recent United States Geological Service [Survey] topographic survey may be used if better topographic information is not available.
- 5. A site analysis map at the same scale as the preliminary development plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five percent, areas of soils which are marginally suited for development purposes and tree cover.
- 6. A preliminary development plan drawn at a scale suitable for presentation, showing:
  - a) Proposed land uses;

- b) Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the preliminary development plan concerning proposed lot sizes, including minimum lot sizes; and
  - c) Building setbacks defining the distance buildings will be set back from:
    - i. Surrounding property lines;
    - ii. Proposed and existing streets;
    - iii. Other proposed buildings;
    - iv. The generally recognized bank of rivers, streams, and canals;
    - v. The high water line of lakes; and
    - vi. Other man-made or natural features which would be affected by building encroachment.
  - d) Maximum height of buildings;
  - e) Common open spaces;
  - f) Arterial and collector streets and thoroughfares;
 

Local access streets and interior circulation should be shown on the preliminary development plan for planned residential developments which have no planned arterial or collector streets within the projects.
  - g) Common outside storage areas; and
  - h) Screening, buffering, and landscaped buffer areas.
  - i) Special provisions. The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands.
 

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 75 feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 50 feet from all other perennial rivers, streams and creeks.
7. A table showing acreage for each category of land use.
  8. A statement concerning gross density and net residential acreage. (See section 4.18.5 for definition of gross density and net residential acreage.)
  9. A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.
  10. A preliminary utility service plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.

11. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.
12. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
13. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
14. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
15. Legal Description with Tax Parcel Number (In Microsoft Word Format).
16. Proof of Ownership (i.e. deed).
17. Agent Authorization Form (signed and notarized).
18. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
19. Fee. The application fee for a Subdivision Application is as follows:
  - a. Planned Rural Development & Planned Rural Residential Development
    - i. 1-15 Lots            \$1,250.00
    - ii. 16-29 Lots        \$1,750.00
    - iii. 30-49 Lots       \$2,250.00
    - iv. 50-Above          \$2,750.00

No application shall be accepted or processed until the required application fee has been paid.

**Final Development Plan:**

1. A statement of objectives:
  - a) The general purpose of the proposed development.
  - b) The general character of the proposed development.
2. A topographic map drawn at a scale of 100 feet to one inch by a surveyor or engineer registered in the State of Florida showing:
  - a) The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;
  - b) Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and
  - c) Existing contours at intervals of one foot.
3. A final development plan drawn at a scale of 100 feet to one inch and showing:
  - a) The boundaries of the site, topography, and proposed grading plan;
  - b) Width, location, and names of surrounding streets;
  - c) Surrounding land use;
  - d) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking;
  - e) The use, size, and location of all proposed building sites; and
  - f) Location and size of common open spaces and public or semi-public areas.
4. A utility service plan showing:
  - a) Existing drainage and sewer lines;
  - b) The disposition of sanitary waste and stormwater;
  - c) The source of potable water;
  - d) Location and width of all utility easements or rights-of-way; and
  - e) Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.
5. A landscaping plan showing:
  - a) Landscaped areas;
  - b) Location, height, and material for walks, fences, walkways, and other man-made landscape features; and
  - c) Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.

6. Statistical information:

- a) Total acreage of the site;
- b) Maximum building coverage expressed as a percent of the area;
- c) Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area; and
- d) Calculated gross density and net residential acreage for the proposed development.  
(See section 4.18.5 for definition of gross density and net residential acreage.)

7. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, shall be approved by the county attorney before final approval of the plan.

**NOTICE TO APPLICANT**

**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.**

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.

Bradley N Dicks

Applicant/Agent Name (Type or Print)

Bradley N Dicks

Applicant/Agent Signature

4-25-16

Date

# Oaks of Lake City, LLC

P.O Box 513  
1286 W US 90  
Lake City, FL 32056  
386-752-8585

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April 25, 2016

## Oaks of Lake City PRRD Request For Modification:

### Statement of Objectives:

The Oaks of Lake City is an equestrian themed community which was originally designed in 2006. Currently, phases one and two have had the final development plan approved and lot sales commenced in 2008. There are 17 homes in the community and there have been 33 lot sales within the recorded phases. The general purpose of the proposed development is to provide equestrian enthusiasts with an opportunity to own a reasonable size parcel of land but yet have access to riding trails. The community equestrian center provides a central hub for the planned development and is designed to host activities of both general and equine interests. In addition, the facility is designed to provide high-level horse care to those members wishing to board at the community barn. The Oaks also offers residential home sites consisting of one and two acre parcels provide a limited number of opportunities to experience an equestrian atmosphere without the obligations of owning a large parcel. The covenants allow home-sites over 4 acres in size to have horses kept on them.

The general character of the Oaks of Lake City consists of a community with site built homes and accessory structures built under uniform building standards on well-maintained properties. The existing roadways consist of approximately 4 miles of paved roads. They have been accepted for maintenance by Columbia County. To date, the homeowners association and the developer have maintained all of the road rights-of-way for a high-level, aesthetic finish.

An initial preliminary development plan has been approved by both the Columbia County Zoning Board and Columbia County Commissioners. Phases one and two, have been recorded and the infrastructure is in place for phases three and four as shown on this submittal and as revised by the previous land development director.

The Oaks of Lake City LLC is formally requesting a revision of the preliminary development plan for Oaks of Lake City. These revisions are both necessary and desirable for a well designed and built out community. A few of the reasons supporting our request for a revision are as follows;

1. Input from various agencies and professionals within the insurance field have indicated potential problems with an increase for fire insurance rates due to a 5 mile radius requirement (from the nearest fire department) for discounted rates. This revision provides access from the west from Connor Glenn, an existing County Road. This roadway alignment places a vast majority of the community within a 5 mile radius of the Columbia City Fire Department.
2. This request for a revision is desirable due to the proposed offering of larger parcels. One goal is to increase absorption rates and decrease the necessary build-out time of the community. The advantage for this is that there will be fewer residents using common areas. This design will decrease the density of the community from its original design.
3. This request for a revision is desirable as there are no changes affecting any land previously sold by the developer.
4. This proposed revision is advantageous to all parties as it constitutes a 23% reduction in residential density without sacrificing any benefits or characteristics of the original design.
5. This request is desirable to all parties as there is no proposed reduction in acreage of common and park areas.

We believe that the proposed revision to the approved preliminary development plan remains consistent with the original purpose, intent, overall design, and integrity of the approved preliminary development plan. The Oaks of Lake City LLC formally requests the PRRD be modified as presented.

Sincerely,



Bradley N. Dicks  
Managing member  
Oaks of Lake City, LLC.





## Fire Department Access and Water Supply Plan

The Oaks of Lake City PRRD was approved with access from Tustenuggee Avenue alone. The County requested a second entrance at the southern end of the development to alleviate issues with Tustenuggee Avenue becoming impassable during extreme flooding. This design element was placed into the community and traffic can flow during all weather conditions.

The revised plan as submitted has specific elements to reduce the driving distance to the nearest Fire Department, Columbia City. Some months ago, the unmaintained portion of Conner Glenn reopened to the western boundary of the PRRD. This modification provides direct access from the west, bringing a majority of the community within a five mile radius of a County Fire Department.

This proposed modification reduces the number of residential dwellings from an approved 242 dwellings to 187 dwellings.

# Concurrency Impact Analysis

This proposed revision to The Oaks PRRD reduces the residential density from the level currently approved. All levels of service from governmental agencies as well as impacts to natural resources will be reduced.

## Comprehensive Plan Consistency Analysis

The requested modification to the PRRD zoning for Oaks of lake City LLC is consistent with the Columbia County Comprehensive Plan.

For the future land use element of the comprehensive plan, Policies I.1.1 through Policies I.1.6 were considered and we believe this request meets the goals of the plan. In addition, the location and design is consistent with the transportation element within the plan. This proposed modification does improve the transportation element creating superior access for essential services. Housing is consistent with the goals objectives and policies of the comprehensive plan.

Significant portions of this site are proposed to remain within parks or common areas devoted to recreation and equine space. Environmentally sensitive areas and flood prone areas have been placed into undeveloped common areas wherever possible. Density is below the allowed threshold as provided for in the plan and is lower than previously approved.

As the original development plan met the criteria of the comprehensive land use plan, we have reviewed the proposed modification and find it to be more compatible with the goals of the plan than that that which is currently approved.

Rec. 27.00  
Doc. .70

THIS INSTRUMENT WAS PREPARED BY:

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

RETURN TO:

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

File No. 07-217

Property Appraiser's  
Parcel Identification Nos.  
12-58-16-03599-000  
13-58-16-03608-000  
07-58-17-09157-000  
17-58-17-09278-002  
18-58-17-09280-000

Inst:200712013938 Date:6/22/2007 Time:4:17 PM  
Doc Stamp-Deed 0.70  
D.C.P. DeWitt Cason, Columbia County Page 1 of 3

**WARRANTY DEED**

THIS INDENTURE, made this 22nd day of June 2007, BETWEEN SUBRANDY LIMITED PARTNERSHIP, a Florida Limited Partnership, whose post office address is Post Office Box 513, Lake City, Florida 32056, of the County of Columbia, State of Florida, grantor\*, and OAKS OF LAKE CITY, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L07000060624\* and whose post office address is Post Office Box 513, Lake City, Florida 32056, of the County of Columbia, State of Florida, grantee\*.

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

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

\*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OF SIMILAR NAME.

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

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

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

Signed, sealed and delivered in the presence of:

SUBRANDY LIMITED PARTNERSHIP  
a Florida Limited Partnership

*DeEtte F. Brown*  
First Witness  
DeEtte F. Brown  
(Printed Name)

By: *Bradley N. Dicks*  
Bradley N. Dicks  
General Partner

*Myrtle Ann McElroy*  
Second Witness  
Myrtle Ann McElroy  
(Printed Name)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this <sup>22nd</sup> ~~25th~~ day of June 2007, by BRADLEY N. DICKS, General Partner of SUBRANDY LIMITED PARTNERSHIP, a Florida Limited Partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

*Myrtle Ann McElroy*  
Notary Public  
My commission expires:



EXHIBIT "A"

TOWNSHIP 5 SOUTH, RANGE 16 EAST

SECTION 12: S  $\frac{1}{2}$  of SE  $\frac{1}{4}$

SECTION 13: N  $\frac{1}{4}$  of the E  $\frac{1}{2}$

TOGETHER WITH a right of way easement over and across the West sixty (60) feet of S  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of said Section 13.

TOWNSHIP 5 SOUTH, RANGE 17 EAST

SECTION 7: S  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; and  
SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$

SECTION 17: W  $\frac{1}{2}$  of W  $\frac{1}{2}$ , lying West of highway;

**LESS AND EXCEPT;**

Commence at the Northeast corner of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and run thence S 88°23'34"W, along the North line of said NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , 40.01 feet to the West right of way of CR 131; thence S 00°37'08" E, along said West right of way, 349.13 feet to the Point of Beginning; thence continue S 00°37'08" E, still along said West right of way, 880.72 feet to a point of curve; thence Southerly along said right of way along said curve concave to the West, having a radius of 2824.79, a central angle of 01°08'27", a chord bearing and distance of S 00°02'54"E, 56.25 feet, an arc length of 56.25 feet; thence N 70°47'42" W, 818.57 feet; thence N 00°37'08" W parallel with said West right of way, 659.36 feet; thence N 89°22'52" E, 770.62 feet to the Point of Beginning.

SECTION 18: ALL

## Columbia County Tax Collector

generated on 4/25/2016 1:46:47 PM EDT

## Tax Record

Last Update: 4/25/2016 1:46:49 PM EDT

<b>Register for eBill</b>
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## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such

Account Number	Tax Type	Tax Year			
R09280-000	REAL ESTATE	2015			
<b>Mailing Address</b> OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056		<b>Property Address</b> 1596 MANDIBA SW LAKE CITY  <b>GEO Number</b> 185S17-09280-000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	003				
<b>Legal Description (click for full description)</b>					
18-5S-17 5500/0100 293.38 Acres ALL OF SEC. EX OAKS OF LAKE CITY S/D PHS 1 & 2. & EX 4.50 IN SEC 18 DESC ORB 1268-1408 & EX 5.42 AC MOL DESC ORB 1289- 1106. ORB 444-527, WD 1041-2290, CWD 1060-1001, WD 1122-2562,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	66,010	0	\$66,010	\$529.07
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	66,010	0	\$66,010	\$49.38
LOCAL	4.8510	66,010	0	\$66,010	\$320.21
CAPITAL OUTLAY	1.5000	66,010	0	\$66,010	\$99.01
SUWANNEE RIVER WATER MGT DIST	0.4104	66,010	0	\$66,010	\$27.09
LAKE SHORE HOSPITAL AUTHORITY	0.9620	66,010	0	\$66,010	\$63.50
<b>Total Millage</b>		16.4864	<b>Total Taxes</b>		\$1,088.26
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$273.22			
GGAR	SOLID WASTE - ANNUAL	\$193.00			
<b>Total Assessments</b>					\$466.22
<b>Taxes &amp; Assessments</b>					\$1,554.48
<b>If Paid By</b>				<b>Amount Due</b>	
4/30/2016				\$1,601.11	



5/24/2016	\$1,629.61
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Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

## Columbia County Tax Collector

generated on 4/25/2016 1:43:44 PM EDT

## Tax Record

Last Update: 4/25/2016 1:43:45 PM EDT

<b>Register for eBill</b>
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## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R03608-000	REAL ESTATE	2015			
<b>Mailing Address</b> OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056		<b>Property Address</b>  <b>GEO Number</b> 135S16-03608-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 003	<b>Escrow Code</b>			
<b>Legal Description (click for full description)</b> 13-5S-16 6200/6200 240.00 Acres E1/2 EX S1/2 OF SE1/4. ORB 444-572, ORB 1041-2290 CWD 1060-1001, WD 1122-2562					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	62,960	0	\$62,960	\$504.62
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	62,960	0	\$62,960	\$47.09
LOCAL	4.8510	62,960	0	\$62,960	\$305.42
CAPITAL OUTLAY	1.5000	62,960	0	\$62,960	\$94.44
SUWANNEE RIVER WATER MGT DIST	0.4104	62,960	0	\$62,960	\$25.84
LAKE SHORE HOSPITAL AUTHORITY	0.9620	62,960	0	\$62,960	\$60.57
<b>Total Millage</b>	16.4864	<b>Total Taxes</b>		\$1,037.98	
Non-Ad Valorem Assessments					
<b>Code</b> FFIR	<b>Levying Authority</b> FIRE ASSESSMENTS			<b>Amount</b> \$75.43	
<b>Total Assessments</b>				\$75.43	
<b>Taxes &amp; Assessments</b>				\$1,113.41	
<b>If Paid By</b> 4/30/2016			<b>Amount Due</b> \$1,146.81		

5/24/2016	\$1,175.31
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Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

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## Columbia County Tax Collector

generated on 4/25/2016 1:45:01 PM EDT

## Tax Record

Last Update: 4/25/2016 1:45:03 PM EDT

<b>Register for eBill</b>
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## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such

Account Number	Tax Type	Tax Year			
R03599-000	REAL ESTATE	2015			
<b>Mailing Address</b> OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056		<b>Property Address</b> 456 WESSON SW LAKE CITY  <b>GEO Number</b> 125S16-03599-000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	003				
<b>Legal Description (click for full description)</b>					
12-5S-16 5500/5500 80.00 Acres S1/2 OF SE1/4. ORB 444-527 ORB 1041-2290, CWD 1060-1001. WD 1122-2562.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	22,480	0	\$22,480	\$180.18
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	22,480	0	\$22,480	\$16.82
LOCAL	4.8510	22,480	0	\$22,480	\$109.05
CAPITAL OUTLAY	1.5000	22,480	0	\$22,480	\$33.72
SUWANNEE RIVER WATER MGT DIST	0.4104	22,480	0	\$22,480	\$9.23
LAKE SHORE HOSPITAL AUTHORITY	0.9620	22,480	0	\$22,480	\$21.63
<b>Total Millage</b>		16.4864	<b>Total Taxes</b>		\$370.63
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$53.74			
<b>Total Assessments</b>					\$53.74
<b>Taxes &amp; Assessments</b>					\$424.37
<b>If Paid By</b>				<b>Amount Due</b>	
4/30/2016				\$437.10	

5/24/2016	\$465.60
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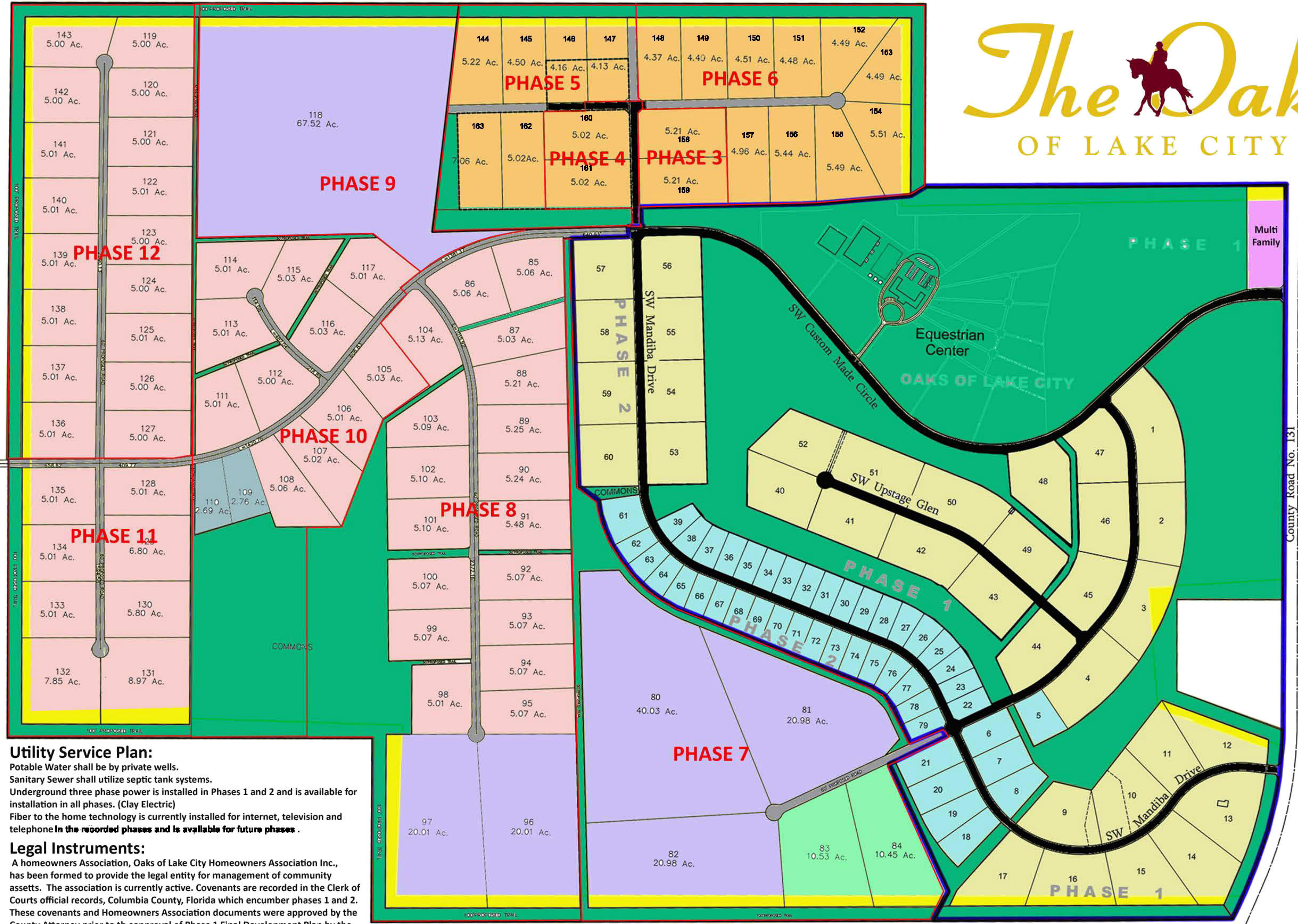
Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

# The Oaks OF LAKE CITY

## Preliminary Development Plan Oaks of Lake City PRRD preliminary plan modification April 25, 2016



- Building Setbacks**  
Residences;  
Street and Side Street Setbacks- 25 Feet  
Side and Rear Lot Lines- 15 Feet
- Barns and Outbuildings;**  
Street and Side Street Setbacks- 100 Feet  
Side and Rear Lot Lines- 25 Feet
- Wetlands- All structures > 35 feet**  
Septic Tanks >75 Feet

- Notes**
1. Maximum building heights are 45'
  2. A Homeowners Association has been formed to manage the common areas, private drives, parking areas and the equestrian center.
  3. All road construction and grading plans shall be approved by the County Engineer prior to roadway construction.
  4. All legal documents including the Homeowners Association and deed restrictions shall be approved by the County Attorney prior to the recording of any phase of this plan

**Utility Service Plan:**  
Potable Water shall be by private wells.  
Sanitary Sewer shall utilize septic tank systems.  
Underground three phase power is installed in Phases 1 and 2 and is available for installation in all phases. (Clay Electric)  
Fiber to the home technology is currently installed for internet, television and telephone in the recorded phases and is available for future phases.

**Legal Instruments:**  
A homeowners Association, Oaks of Lake City Homeowners Association Inc., has been formed to provide the legal entity for management of community assets. The association is currently active. Covenants are recorded in the Clerk of Courts official records, Columbia County, Florida which encumber phases 1 and 2. These covenants and Homeowners Association documents were approved by the County Attorney prior to the approval of Phase 1 Final Development Plan by the Board of County Commissioners, Columbia County, FL. **The covenants provide for the developer to make the changes requested within this application.**

	Greenways		Future Equestrian Parcels > 10 acres, < 20 acres
	Platted Equestrian Parcels		Future Equestrian Parcels > 20 acres
	Platted Residential Lots		Future Residential Lots
	Multi-Family Residential, 16 Units		200 Foot buffer area within lots
	Future Equestrian Parcels < 10 acres		Phase Boundary

Table 1.3. Floor Area Ratios

Type of Lots	Number of Lots	Actual Acres	Non-Agricultural Development Envelope (sq. ft.)	Non-Ag. Development	Acreage in Non-Ag. Development
1 Acre Lots	36	36.00	10,000 (22%)	15.20	
2 Acre Lots	11	22.00	15,000 (17%)	3.78	
4-6 Acre lots	108	551.31	30,000 (16%)	91.00	
10 Acre Lots	2	20.98	35,000 (3%)	1.60	
20 Acre Lots	4	81.98	40,000 (4%)	3.70	
40 Acre Lots	1	40.03	40,000 (2%)	.91	
Multi Family 16 units	1	4.00	95,000 (54%)	2.18	
Phase 9 Undesignated Matrix	25	67.52	30,000 (25%)	17.20	
<b>Total</b>	<b>188</b>	<b>823.82</b>		<b>135.57</b>	
<b>Total Site Acreage</b>		<b>1222.6</b>			<b>Acres</b>

Percent of site within Non- Agricultural development - 11%

**\*NOTE: Phases One and Two as recorded remain unchanged with the exception of a change in zoning from CN to MFR on 4 acres in the NE corner of the PRRD. All modifications are on lands owned by Oaks of Lake City LLC.**

The allowable gross residential density for this site is 244 residential units. The proposed residential density is 203 units

The proposed PRRD modification utilizes 83% of the allowable residential units.

**THE OAKS**  
Conceptual Development Zone Summary, 25 April 2016

Table 1.1. Land Use Summary

Use	# Lots	Acres	Percent of Total Land	Total Acreage Developed
Equestrian Lots	115	760.39	62%	
Residential Lots	47	59.38	5%	
Equestrian	N/A	66.00	5%	
Multi Family	1	4.00	1%	
Roads w/ROW	N/A	45.58	3%	
Park Areas	N/A	287.27	24%	
<b>Total Site Acreage</b>		<b>1222.62</b>		
<b>Total Developable Acreage</b>		<b>1222.62</b>		
<b>Percent Developable Acreage</b>				<b>71.00%</b>
<b>Percent Open Space and Parks</b>				<b>29.00%</b>

Table 1.2. Residential Density Matrix

Type of Lots	Lots/residences	Actual Acres	Percent of Total Land
1 Acre Lots	36	36.00	2%
2 Acre Lots	11	22.00	2%
4-6 Acre lots	108	551.31	49%
10 Acre Lots	2	20.98	2%
20 Acre Lots	4	81.98	6%
40 Acre Lots	1	40.03	3%
Multi Family 16 units	16	4.00	1%
Phase 9 Undesignated Matrix	25	67.52	6%
<b>Total</b>	<b>203</b>	<b>1221</b>	<b>71%</b>
<b>Total Site Acreage</b>		<b>1222.7</b>	<b>Acres</b>
<b>Total Net Residential Acreage</b>		<b>1222.7</b>	<b>Acres</b>

Prepared for Oaks of Lake City LLC by Bradley N. Dicks, Manager  
1286 W US HWY 90  
Lake City FL 32055  
386-752-8585

Project Surveyor:  
Donald Lee and Associates, Lake City, FL

# Vicinity Map





ALL SURROUNDING PROPERTIES ZONED AGRICULTURAL AND ARE CURRENTLY BEING USED FOR AGRICULTURAL PURPOSES

## A-3

## A-3

## A-3

## A-3

	Commercial Neighborhood
	Common Areas
	Residential/Equestrian lots
	Equestrian Center

\* Undeveloped acreage used for Agricultural operations.

Co Rd-240

75

Co Rd-240

SW Tustenuggee Ave

93

131

reek

OAKS OF LAKE CITY

PHASE 1

PHASE 1

PHASE 1

# THE OAKS of LAKE CITY

Columbia County, Florida

## SITE ANALYSIS

### KEY

-  0-4% SLOPE
-  5 + % SLOPE
-  WETLAND
-  EXISTING TREE CANOPY
-  Flood Prone
-  SITE BOUNDARY
-  COUNTY ROAD
-  AT&T EASEMENT

Prepared for:  
 Oaks of Lake City, LLC  
 P.O. Box 513  
 Lake City, FL 32056





# THE OAKS of LAKE CITY

Columbia County, Florida

Topographic Map



SW TUSTENUGEE AVE. COUNTY ROAD 131





BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 9, 2016

VIA ELECTRONIC MAIL

Bradley N. Dicks, Manager  
Oaks of Lake City, LLC.  
P.O. Box 513  
Lake City, FL 32056

Re: Z 0565 – Oaks of Lake City Planned Rural Residential Development –Review Comments

Dear Mr. Dicks,

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Please address all insufficiencies detailed below in writing and provide detail as to how each insufficiency has been addressed by 11:00 AM on Friday, May 13, 2016. A total of ten (10) copies (3 signed & sealed) of the revised preliminary development must be submitted. Further, one (1) copy of the preliminary development plan must be submitted on a CD in PDF format.

Please address the following insufficiencies:

- 1) The applicant states on the preliminary development plat that the proposed residential density is 187 dwelling units (76% of the allowable density); however, the applicant is only accounting for one dwelling unit for the proposed multi-family area and should be accounting for 16 dwelling units. The applicant must correct the preliminary development plan to reflect the correct residential density of 202 dwelling units (83% of the allowable density).
- 2) The applicant depicts the flood prone areas on the preliminary development plan; however, they differ from the FEMA FIRM Maps. In my discussions with the applicant, the applicant indicated that the discrepancies were caused by the difference between the FEMA FIRM Maps and an engineer study of the flood zones for the subject property. The applicant must submit the engineer study determining the flood prone areas and the geological high water study.
- 3) Comment Per Chad Williams, County Engineer. The applicant indicates a connection to SW Conner Glen on the preliminary development plan. SW Conner Glen is a non-improved county maintained right-of-way. Is the access from SW Conner Glen proposed for emergency vehicles only or does the applicant propose for the public to have access to the subdivision via SW Conner Glen?

Sincerely,

Brandon M. Stubbs  
County Planner/LDR Admin

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

STATE OF FLORIDA,  
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a . . .

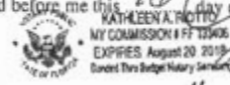
in the matter of *Notice of Public Hearings*

in the . . . Court, was published in said newspaper in the issues of *May 13, 2016*

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this *16* day of *May* A.D., 20 *16*  
*Kathleen A. Protte*  
Notary Public 5

1.324.18 feet to the Point of Beginning. Containing 38.89 acres, more or less.  
(3) Z 0564, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:  
The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:  
A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'25" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.42 feet; thence Northwest, along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve for an arc distance of 165.55 feet to the point of a compound curve of a curve to the left having a radius of 36,453.71 feet an included angle of 00°25'07" and a chord bearing of South 89°15'29" West and a chord distance of 266.25 feet; thence Southwest, still along the North right-of-way line of said Southwest Hope Henry Street and the arc of said curve with an arc distance of 46.27 feet; thence North 03°33'14" West 90.47 feet to the point of a curve of a curve to the right having a radius of 30.00 feet an included angle of 91°16'06" and a chord bearing of North 42°04'49" East and a chord distance of 42.89 feet; thence Northwest, along the arc of said curve with an arc distance of 47.70 feet; thence North 09°27'18"



County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14, said corner being the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning. Containing 9.96 acres, more or less.  
Said lands containing 14.06 acres more or less.  
All said lands containing 22.06 acres, more or less.  
(4) Z 0565, is an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0458, adopted by Ordinance No. 2008-46, by revising the preliminary development plan to provide access from the western boundary of the Planned Rural Residential Development and reduce the number of residential dwelling units formerly approved from 242 to 202, in accordance with an application and a revised preliminary development plan dated April 25, 2016, on the property described, as follows:  
A parcel of land lying in Section 12, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of said Section 12.  
AND  
A parcel of land lying in Section 13, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4; the North 1/2 of the Southwest 1/4 of said Section 13.  
AND  
A parcel of land lying in Section 18, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18.  
AND  
A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4; the Southwest 1/4 of the Southwest 1/4 of said Section 17.  
AND  
A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly

West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet, an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwest, along the arc of said curve with an arc distance of 38.72 feet; thence North 03°33'14" West 55.69 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°05'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northwest, along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'58" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeast, along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.08 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of said Section 14 a distance of 287.00 feet to the Point of Beginning. Containing 8.00 acres, more or less.  
The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:  
A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 680.00 feet to the Point of Beginning; thence South 01°57'33" East 682.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 280.00 feet to the Point of Beginning. Containing 4.07 acres, more or less.  
AND  
A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia

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 AND ZONING BOARD 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 May 26, 2016 at 6:00 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.  
(1) Z 0662, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:  
The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:  
All of Parcel No. 33-35-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Southeast 1/4 of said Section 33, thence South 89°36'03" East, along the South line of said Section 33, a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East, along a line parallel to the South line of said Section 33, a distance of 485.11 feet; thence North 61°34'33" East 672.07 feet; thence North 02°26'49" West 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33; thence South 89°59'44" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 246.89 feet; thence South 89°36'03" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 278.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of said Pinemount Road (County Road 252); thence South 07°15'30" West, along said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°36'03" West, along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning. Containing 35.59 acres, more or less.  
All said lands containing 110.41 acres, more or less.  
(2) Z 0563, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RESIDENTIAL (MIXED) SINGLE FAMILY-MOBILE HOME-2 (RSFMM-2) zoning district on the property described, as follows:  
The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL (MIXED) SINGLE FAMILY-MOBILE HOME-2 (RSFMM-2) zoning district on the property described, as follows:  
All of Parcel No. 27-35-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27, a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°07'22" East, along the West line of said Section 27, a distance of 1,282.38 feet; thence North 84°75'56" East 149.60 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,778.41 feet to the East line of said West 1/2 of the Northeast 1/4 of said Section 27; thence North 01°13'21" West, along said East line of said West 1/2 of the Northeast 1/4 of said Section 27, a distance of 1,324.18 feet to the Point of Beginning. Containing 38.89 acres, more or less.

described, as follows: That portion of said Section 17 lying West of County Road C-131 (Southwest Tustenuggee Avenue).

**LESS AND EXCEPT**

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 88°23'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East 58.25 feet, an arc length of 58.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 89°22'32" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

The public hearings may be continued to one or more future dates. 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 133 Northeast Hernando 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 hearings, 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) 758-1006 or by Telecommunication Device for Deaf at (386) 758-2139.

# **PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.**

*Postel  
5-12-16 BMS*

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 **May 26, 2016 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.

**Z 0565, an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0458, adopted by Ordinance No. 2006-46, by revising the preliminary development plan to provide access from the western boundary of the Planned Rural Residential Development and reduce the number of residential dwelling units formerly approved from 242 to 202, in accordance with an application and a revised preliminary development plan dated April 25, 2016, on the property described, as follows:**

A parcel of land lying in Section 12, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southeast 1/4 of said Section 12; AND,

A parcel of land lying in Section 13, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4; the North 1/2 of the Southeast 1/4 of said Section 13; AND,

A parcel of land lying in Section 18, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18; AND,

A parcel of land lying in Section 7, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4; the Southwest 1/4 of the Southeast 1/4 of said Section 7, AND,

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: That portion of said Section 17 lying West of County Road C-131 (Southwest Tustenuggee Avenue).

## **LESS AND EXCEPT**

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 8823'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 0037'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 0037'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 0108'27", a chord bearing and distance of South 0002'54" East 56.25 feet, an arc length of 56.25 feet; thence North 7047'42" West 818.57 feet; thence North 0037'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 8922'52" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

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 Hernando 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)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

## **FOR MORE INFORMATION CONTACT BRANDON M. STUBBS, COUNTY PLANNER AT (386) 754-7119**

# PUBLIC NOTICE

*[A small, illegible document is posted on the sign, likely containing the public notice text.]*

**RESOLUTION NO. PZ/LPA Z 0562**

**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 CHANGING THE ZONING DISTRICT OF TENOR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, IN ACCORDANCE WITH SECTION 4.18.6.3 OF THE LAND DEVELOPMENT REGULATIONS AND PURSUANT TO AN APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR CHANGING THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONING DISTRICT BY REINSTATING THE RURAL RESIDENTIAL (RR) AND RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) ZONING DISTRICTS OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; 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 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; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered Section 4.18.6.3 of the Land Development Regulations and based upon said study and consideration determined and found that:

- a. Approval of the preliminary development plan for the Planned Residential Development was valid for a period of three years;
- b. No request for extension of the initial three-year period of the approved preliminary development plan was made by the applicant; and
- c. The Land Development Regulation Administrator is required by the Land Development Regulations to take action to remove the Planned Residential Development zoning district from the Official Zoning Atlas and reinstate the zoning district in effect prior to the approval of the Planned Residential Development zoning district.

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, Z 0562, by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district be changed to reinstate the RURAL RESIDENTIAL (RR) and RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

All of Parcel No. 04-4S-16-02439-242 and part of Parcel No. 04-4S-16-02745-003 lying within Section 4, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of said Section 4; thence North 89°36'03" West, along the North line of said Section 4, a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West, along the Westerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 64.97 feet to the Point of Beginning; thence continue South 07°15'01" West 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1,105.92 feet and a central angle of 39°47'01"; thence Southwesterly, along the arc of said curve a distance of 767.90 feet; thence Southwesterly, along the arc of a curve, having a radius of 1,105.92 feet and a central angle of 05°49'17", a distance of 112.36 feet to the point of tangency of said curve; thence South 60°33'18" West 134.16 feet; thence North 46°21'12" West 485.27 feet; thence South 89°55'01" West 331.25 feet; thence South 00°04'59" East 547.23 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 4; thence South 00°04'59" East 137.52 feet to a point on the Northerly Right-of-Way line of said Pinemount Road (County Road 252), said point being a point on a curve concave to the North having a radius of 2,241.83 feet and a central angle of 07°20'39"; thence Southerly, along the arc of said curve a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West, along the Northerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West 100.66 feet; thence South 76°57'21" West 60.19 feet to the point of curve of a curve concave to the South having a radius of 2,351.83 feet and a central angle of 03°29'55"; thence Southwesterly, along the arc of said curve a distance of 143.61 feet to the end of said curve; thence South 68°18'18" West 242.87 feet to the point of curve of a curve concave to the South having a radius of 2,341.83 feet and a central angle of 01°08'53"; thence Southwesterly, along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of said Section 4; thence North 00°06'00" West, along said West line of the Northeast 1/4 of said Section 4 a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 4; thence North 00°11'13" West, along said West line of the Northeast 1/4 of said Section 4, a distance of 1,333.51 feet to the Northwest corner of the Northeast 1/4 of said Section 4; thence South 89°36'03" East, along the North line of said Section 4, a distance of 2,339.06 feet; thence South 07°13'13" West 64.92 feet; thence South 89°35'26" East 249.96 feet to the Point of Beginning.

Containing 74.82 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

All of Parcel No. 33-3S-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Southeast 1/4 of said Section 33; thence South 89°36'03" East, along the South line of said Section 33, a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East, along a line parallel to the South line of said Section 33, a distance of 495.11 feet; thence North 61°34'33" East 672.07 feet; thence North



00°28'49" West 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33; thence South 89°59'44" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 246.89 feet; thence South 89°38'39" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 279.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of said Pinemount Road (County Road 252); thence South 07°15'30" West, along said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°36'03" West, along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning.

Containing 35.59 acres, more or less.

All said lands containing 110.41 acres, more or less.

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 May 2016.

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

Attest:

---

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

---

Robert F. Jordan, Chair



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 0562

Application Fee \$1,250.00

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

Filing Date April 27, 2016

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

## Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

### A. PROJECT INFORMATION

1. Project Name: N/A
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02439-000, 02439-242 and a portion of 02745-003
4. Future Land Use Map Designation: Residential, Low Density
5. Existing Zoning Designation: Planned Residential Development ("PRD")
6. Proposed Zoning Designation: Rural Residential ("RR") & Residential, Single Family-2 ("RSF-2")
7. Acreage: +/- 110.41
8. Existing Use of Property: Vacant
9. Proposed use of Property: Vacant

### B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Board of County Commissioners Title: \_\_\_\_\_  
Company name (if applicable): Columbia County  
Mailing Address: P.O. 1529  
City: Lake City State: Florida Zip: 32056-1529  
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 the applicant is agent for the property owner\*.  
Property Owner Name (title holder): \_\_\_\_\_  
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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. 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 Z 0426     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 \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
  - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

All nine (9) 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 proposed Site Specific Amendment to the Official Zoning Atlas 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.

**Bucky Nash, Chair**

Applicant/Agent Name (Type or Print)

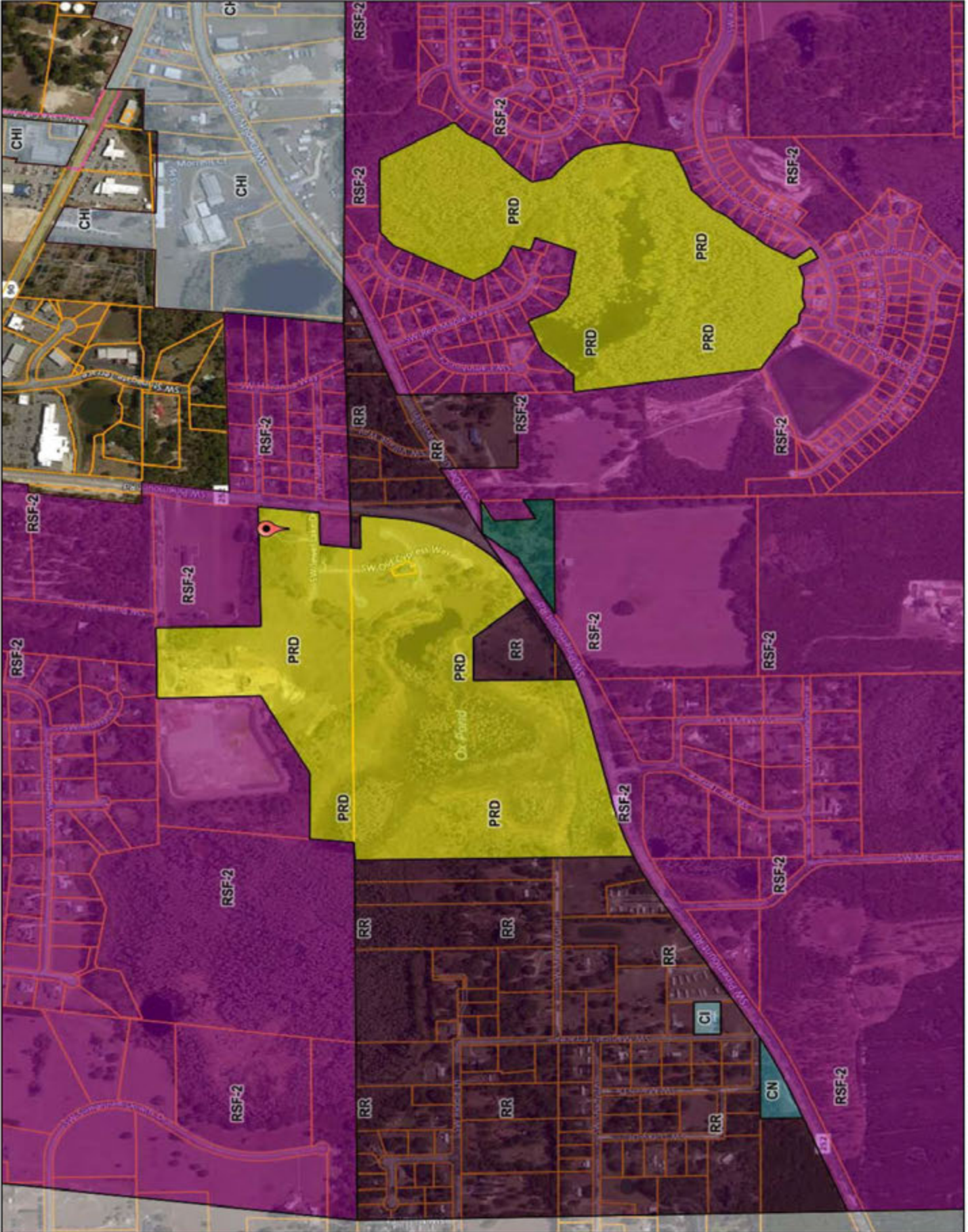


Applicant/Agent Signature

**4/29/16**

Date

Z 0562



Scale = 1 : 8521



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

April 28, 2016

GREATER SOUTHEASTERNS LAND DEVELOPMENT LLC  
10153 US HWY 90 WEST  
LAKE CITY, FL 32055

RE: Application No. Z 0562 (Board of County Commissioners)  
Actual Notice Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

To Whom It May Concern,

This letter serves as actual notice of public hearings to receive any comments, objections and recommendations that you may have concerning an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations, per Section 4.18.6.3 of the Land Development Regulations, by reinstating the zoning district in effect prior to the approval of the planned residential development zoning district.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

All of Parcel No. 04-4S-16-02439-242 and part of Parcel No. 04-4S-16-02745-003 lying within Section 4, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of said Section 4; thence North 89°36'03" West, along the North line of said Section 4, a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West, along the Westerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 64.97 feet to the Point of Beginning; thence continue South 07°15'01" West 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1,105.92 feet and a central angle of 39°47'01"; thence Southwesterly, along the arc of said curve a distance of 767.90 feet; thence Southwesterly, along the arc of a curve, having a radius of 1,105.92 feet and a central angle of 05°49'17", a distance of 112.36 feet to the point of tangency of said curve; thence South 60°33'18" West 134.16 feet; thence North 46°21'12" West 485.27 feet; thence South 89°55'01" West 331.25 feet; thence South 00°04'59" East 547.23 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 4; thence South 00°04'59" East 137.52 feet to a point on the Northerly Right-of-Way line of said Pinemount Road (County Road 252), said point being a point on a curve concave to the North having a radius of 2,241.83 feet and a central angle of 07°20'39"; thence Southerly, along the arc of said curve a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West, along the Northerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West 100.66 feet; thence South 76°57'21" West 60.19 feet to the point of curve of a curve concave to the South having a radius of 2,351.83 feet and a central angle of 03°29'55"; thence Southwesterly, along the arc of said curve a distance of 143.61 feet to the end of said curve; thence South 68°18'18" West 242.87 feet to the point of curve of a curve concave to the South having a radius of

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

2,341.83 feet and a central angle of 01°08'53"; thence Southwesterly, along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of said Section 4; thence North 00°06'00" West, along said West line of the Northeast 1/4 of said Section 4 a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 4; thence North 00°11'13" West, along said West line of the Northeast 1/4 of said Section 4, a distance of 1,333.51 feet to the Northwest corner of the Northeast 1/4 of said Section 4; thence South 89°36'03" East, along the North line of said Section 4, a distance of 2,339.06 feet; thence South 07°13'13" West 64.92 feet; thence South 89°35'26" East 249.96 feet to the Point of Beginning.

Containing 74.82 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

All of Parcel No. 33-3S-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Southeast 1/4 of said Section 33; thence South 89°36'03" East along the South line of said Section 33 a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East along a line parallel to the South line of said Section 33 a distance of 495.11 feet; thence North 61°34'33" East 672.07 feet; thence North 00°28'49" West 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33; thence South 89°59'44" East along said North line of the South 1/2 of the Southeast 1/4 of said Section 33 a distance of 246.89 feet; thence South 89°38'39" East along said North line of the South 1/2 of the Southeast 1/4 of said Section 33 a distance of 279.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°36'03" West along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning.

Containing 35.59 acres, more or less.

All said lands containing 110.41 acres, more or less.

A public hearing concerning the above described matter will be held by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of the Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, serving also as the Local Planning Agency on **May 26, 2016 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on first reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **June 16, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on second and final reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **July 21, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

You are advised that if you decide to appeal any decision at the above referenced public hearings, you will need a record of the proceedings, and that for such purposes you may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

If you have any questions concerning the matter or would like to provide written comments prior to the public hearings, please contact me in writing at P. O. Box 1529, Lake City, Florida 32056-1529. In addition, copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.



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 386.758.1005 or by Telecommunication Device for Deaf at 386.758.2139.

Sincerely,



Brandon M. Stubbs  
County Planner/LDR Admin.



described, as follows: That portion of said Section 17 lying West of County Road C-131 (Southwest Tustenuggee Avenue).

**LESS AND EXCEPT**

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 88°23'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East 58.25 feet, an arc length of 58.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 89°22'32" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

The public hearings may be continued to one or more future dates. 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 133 Northeast Hernando 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 hearings, 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) 758-1006 or by Telecommunication Device for Deaf at (386) 758-2139.

# PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

*Posted  
5-12-16  
BMS 1 of 2*

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 **May 26, 2016 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.

**Z 0562, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) & RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:**

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

All of Parcel No. 04-4S-16-02439-242 and part of Parcel No. 04-4S-16-02745-003 lying within Section 4, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of said Section 4; thence North 89°36'03" West, along the North line of said Section 4, a distance of 74.82 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West, along the Westerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 64.97 feet to the Point of Beginning; thence continue South 07°15'01" West 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1,105.92 feet and a central angle of 39°47'01"; thence Southwesterly, along the arc of said curve a distance of 767.90 feet; thence Southwesterly, along the arc of a curve, having a radius of 1,105.92 feet and a central angle of 05°49'17", a distance of 112.36 feet to the point of tangency of said curve; thence South 60°33'18" West 134.16 feet; thence North 46°21'12" West 485.27 feet; thence South 89°55'01" West 331.25 feet; thence South 00°04'59" East 547.23 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 4; thence South 00°04'59" East 137.52 feet to a point on the Northerly Right-of-Way line of said Pinemount Road (County Road 252), said point being a point on a curve concave to the North having a radius of 2,241.83 feet and a central angle of 07°20'39"; thence Southerly, along the arc of said curve a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West, along the Northerly Right-of-Way line of said Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 83°32'59" West 100.66 feet; thence South 76°57'21" West 60.19 feet to the point of curve of a curve concave to the South having a radius of 2,351.83 feet and a central angle of 03°29'55"; thence Southwesterly, along the arc of said curve a distance of 143.61 feet to the end of said curve; thence South 68°18'18" West 242.87 feet to the point of curve of a curve concave to the South having a radius of 2,341.83 feet and a central angle of 01°08'53"; thence Southwesterly, along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of said Section 4; thence North 00°06'00" West, along said West line of the Northeast 1/4 of said Section 4 a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 4; thence North 00°11'13" West, along said West line of the Northeast 1/4 of said Section 4, a distance of 1,333.51 feet to the Northwest corner of the Northeast 1/4 of said Section 4; thence South 89°36'03" East, along the North line of said Section 4, a distance of 2,339.06 feet; thence South 07°13'13" West 64.92 feet; thence South 89°35'26" East 249.96 feet to the Point of Beginning.

Containing 74.82 acres, more or less.

*AMS 2012*

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

All of Parcel No. 33-3S-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Southeast 1/4 of said Section 33; thence South 89°36'03" East, along the South line of said Section 33, a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East, along a line parallel to the South line of said Section 33, a distance of 495.11 feet; thence North 61°34'33" East 672.07 feet; thence North 00°28'49" West 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33; thence South 89°59'44" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 246.89 feet; thence South 89°38'39" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 279.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of said Pinemount Road (County Road 252); thence South 07°15'30" West, along said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°36'03" West, along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning.

Containing 35.59 acres, more or less.

All said lands containing 110.41 acres, more or less.

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 Hernando 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)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT BRANDON M. STUBBS,  
COUNTY PLANNER AT (386) 754-7119**

**PUBLIC  
NOTICE**

Public Notice of the proposed project and the availability of the Draft Environmental Impact Statement (EIS) for the proposed project. The project is located in the City of [City Name], State of [State Name]. The project is a [Project Description]. The Draft EIS is available for public review and comment. The public hearing will be held on [Date] at [Time] at [Location].



**RESOLUTION NO. PZ/LPA Z 0563**

**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 CHANGING THE ZONING DISTRICT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, IN ACCORDANCE WITH SECTION 4.18.6.3 OF THE LAND DEVELOPMENT REGULATIONS AND PURSUANT TO AN APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR CHANGING THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONING DISTRICT BY REINSTATING THE RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) ZONING DISTRICTS OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; 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 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; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered Section 4.18.6.3 of the Land Development Regulations and based upon said study and consideration determined and found that:

- a. Approval of the preliminary development plan for the Planned Residential Development was valid for a period of three years;
- b. No request for extension of the initial three-year period of the approved preliminary development plan was made by the applicant; and
- c. The Land Development Regulation Administrator is required by the Land Development Regulations to take action to remove the Planned Residential Development zoning district from the Official Zoning Atlas and reinstate the zoning district in effect prior to

the approval of the Planned Residential Development zoning district.

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, Z 0563, by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district be changed to reinstate the RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) zoning district on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) zoning district on the property described, as follows:

All of Parcel No. 27-3S-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27, a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°03'22" East, along the West line of said Section 27, a distance of 1,282.38 feet; thence North 84°75'56" East 149.66 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,178.41 feet to the East line of said West 1/2 of the Northwest 1/4 of said Section 27; thence North 01°13'21" West, along said East line of said West 1/2 of the Northwest 1/4 of said Section 27, a distance of 1,324.18 feet to the Point of Beginning.

Containing 39.89 acres, more or less.

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 May 2016.

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

Attest:

---

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

---

Robert F. Jordan, Chair





# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 0563

Application Fee \$1,250.00

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

Filing Date April 27, 2016

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

## Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

### A. PROJECT INFORMATION

1. Project Name: N/A
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02315-001
4. Future Land Use Map Designation: Residential, Low Density
5. Existing Zoning Designation: Planned Residential Development ("PRD")
6. Proposed Zoning Designation: Residential, Single Family/Mobile Home-2 ("RSF/MH-2")
7. Acreage: +/-39.89
8. Existing Use of Property: Vacant
9. Proposed use of Property: Vacant

### B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Board of County Commissioners Title: \_\_\_\_\_  
 Company name (if applicable): Columbia County  
 Mailing Address: P.O. 1529  
 City: Lake City State: Florida Zip: 32056-1529  
 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 the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. 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 Z 0426     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 \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
  - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

All nine (9) 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 proposed Site Specific Amendment to the Official Zoning Atlas 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.

**Bucky Nash, Chair**

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Applicant/Agent Name (Type or Print)



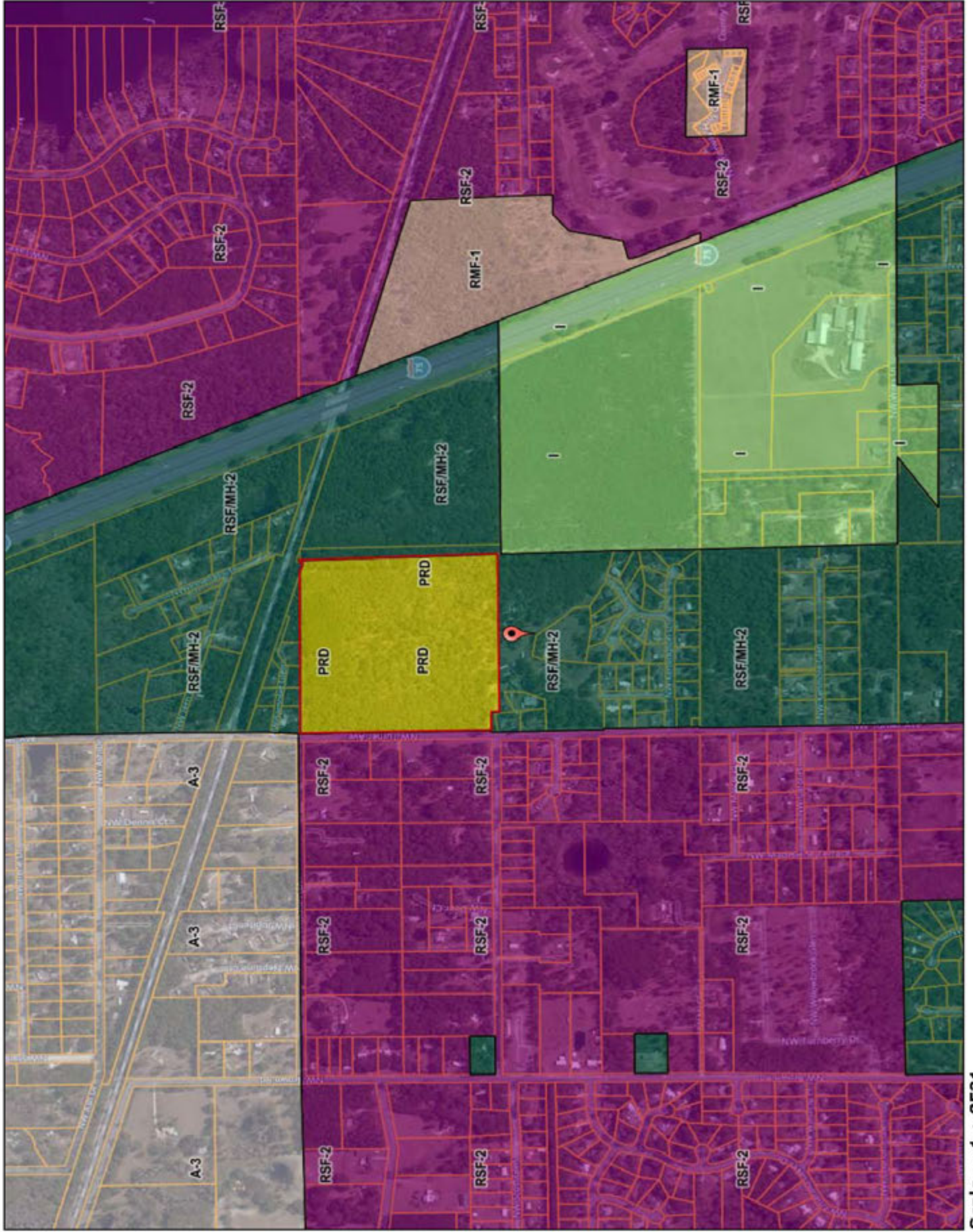
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Applicant/Agent Signature

**4/29/16**

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Date





**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

April 28, 2016

SUSAN DRIGGERS  
7902 NW LAKE JEFFERY RD  
LAKE CITY, FL 32055

RE: Application No. Z 0563 (Board of County Commissioners)  
Actual Notice Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

To Whom It May Concern,

This letter serves as actual notice of public hearings to receive any comments, objections and recommendations that you may have concerning an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations, per Section 4.18.6.3 of the Land Development Regulations, by reinstating the zoning district in effect prior to the approval of the planned residential development zoning district.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) zoning district on the property described, as follows:

All of Parcel No. 27-3S-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27 a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°03'22" East along the West line of said Section 27 a distance of 1,282.38 feet; thence North 84°75'56" East 149.66 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,178.41 feet to the East line of said West 1/2 of the Northwest 1/4 of said Section 27; thence North 01°13'21" West along said East line of said West 1/2 of the Northwest 1/4 of said Section 27 a distance of 1,324.18 feet to the Point of Beginning.

Containing 39.89 acres, more or less.

A public hearing concerning the above described matter will be held by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of the Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, serving also as the Local Planning Agency on **May 26, 2016 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on first reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **June 16, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on second and final reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **July 21, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

You are advised that if you decide to appeal any decision at the above referenced public hearings, you will need a record of the proceedings, and that for such purposes you may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

If you have any questions concerning the matter or would like to provide written comments prior to the public hearings, please contact me in writing at P. O. Box 1529, Lake City, Florida 32056-1529. In addition, copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

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 386.758.1005 or by Telecommunication Device for Deaf at 386.758.2139.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Stubbs", with a stylized flourish extending to the right.

Brandon M. Stubbs  
County Planner/LDR Admin.

STATE OF FLORIDA,  
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a .

in the matter of

*Notice of Public Hearings*

in the

in said newspaper in the issues of *May 13, 2016* Court, was published

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this *16* day of *May* A.D., 20 *16*



KATHLEEN A. ROTTBE  
NOTARY PUBLIC  
EXPIRES August 20, 2019

*Kathleen Rottbe*  
Notary Public 5

1,324.18 feet to the Point of Beginning. Containing 38.89 acres, more or less.

(3) Z 0564, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows: A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'25" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet and an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.42 feet; thence Northwest, along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve for an arc distance of 165.55 feet to the point of a compound curve of a curve to the left having a radius of 36,453.71 feet an included angle of 00°25'07" and a chord bearing of South 89°15'29" West and a chord distance of 266.25 feet; thence Southwest, along the North right-of-way line of said Southwest Hope Henry Street and the arc of said curve with an arc distance of 46.27 feet; thence North 03°33'14" West 90.47 feet to the point of a curve of a curve to the right having a radius of 30.00 feet an included angle of 91°16'06" and a chord bearing of North 42°04'49" East and a chord distance of 42.89 feet; thence Northwest, along the arc of said curve with an arc distance of 47.70 feet; thence North 09°27'18"

West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet, an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwest, along the arc of said curve with an arc distance of 38.72 feet; thence North 03°33'14" West 55.69 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°05'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northwest, along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'58" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeast, along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.08 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of said Section 14 a distance of 287.00 feet to the Point of Beginning. Containing 8.00 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 680.00 feet to the Point of Beginning; thence South 01°57'33" East 682.00 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 280.00 feet to the Point of Beginning. Containing 4.07 acres, more or less.

AND  
A parcel of land lying in Section 12, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of said Section 12.

AND  
A parcel of land lying in Section 13, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4 of the Northeast 1/4 of said Section 13.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 17.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly

County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14, said corner being the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning. Containing 9.96 acres, more or less.

Said lands containing 14.06 acres more or less. All said lands containing 22.06 acres, more or less.

(4) Z 0565, is an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0488, adopted by Ordinance No. 2008-46, by revising the preliminary development plan to provide access from the western boundary of the Planned Rural Residential Development and reduce the number of residential dwelling units formerly approved from 242 to 202, in accordance with an application and a revised preliminary development plan dated April 25, 2016, on the property described, as follows:

A parcel of land lying in Section 12, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of said Section 12.

AND  
A parcel of land lying in Section 13, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4 of the Northeast 1/4 of said Section 13.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 17.

AND  
A parcel of land lying in Section 17, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly

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 AND ZONING BOARD 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 May 26, 2016 at 6:00 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.

(1) Z 0662, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

All of Parcel No. 33-35-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Southeast 1/4 of said Section 33, thence South 89°36'03" East, along the South line of said Section 33, a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East, along a line parallel to the South line of said Section 33, a distance of 485.11 feet; thence North 61°34'33" East 672.07 feet; thence North 02°26'49" West 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 278.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of said Pinemount Road (County Road 252); thence South 07°15'01" West, along the Westerly Right-of-Way line of said Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°35'03" West, along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning. Containing 35.59 acres, more or less.

All said lands containing 110.41 acres, more or less.

(2) Z 0563, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RESIDENTIAL (MIXED) SINGLE FAMILY-MOBILE HOME-2 (RSFMM-2) zoning district on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL (MIXED) SINGLE FAMILY-MOBILE HOME-2 (RSFMM-2) zoning district on the property described, as follows: All of Parcel No. 27-35-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27, a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°07'22" East, along the West line of said Section 27, a distance of 1,282.38 feet; thence North 84°75'56" East 149.60 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,778.41 feet to the East line of said West 1/2 of the Northeast 1/4 of said Section 27; thence North 01°13'21" West, along said East line of said West 1/2 of the Northeast 1/4 of said Section 27, a distance of 1,324.18 feet to the Point of Beginning. Containing 38.89 acres, more or less.



described, as follows: That portion of said Section 17 lying West of County Road C-131 (Southwest Tustenuggee Avenue).

**LESS AND EXCEPT**

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 88°23'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East 58.25 feet, an arc length of 58.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 89°22'32" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

The public hearings may be continued to one or more future dates. 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 133 Northeast Hernando 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 hearings, 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) 758-1006 or by Telecommunication Device for Deaf at (386) 758-2139.

# PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

*Posted  
5-12-16  
BMS*

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 **May 26, 2016 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.

**Z 0563, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) zoning district on the property described, as follows:**

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) zoning district on the property described, as follows:

All of Parcel No. 27-3S-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27, a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°03'22" East, along the West line of said Section 27, a distance of 1,282.38 feet; thence North 84°75'56" East 149.66 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,178.41 feet to the East line of said West 1/2 of the Northwest 1/4 of said Section 27; thence North 01°13'21" West, along said East line of said West 1/2 of the Northwest 1/4 of said Section 27, a distance of 1,324.18 feet to the Point of Beginning.

Containing 39.89 acres, more or less.

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 Hernando 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)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT BRANDON M. STUBBS,  
COUNTY PLANNER AT (386) 754-7119**

**PUBLIC  
NOTICE**

A rectangular white sign with rounded corners, mounted on a dark metal post. The sign features the words "PUBLIC" and "NOTICE" in large, bold, black capital letters at the top. Below the text is a rectangular area containing a faded, illegible document or graphic. The sign is surrounded by dense, overgrown vegetation, including tall grasses and various green plants.

**RESOLUTION NO. PZ/LPA Z 0564**

**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 CHANGING THE ZONING DISTRICT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, IN ACCORDANCE WITH SECTION 4.18.6.3 OF THE LAND DEVELOPMENT REGULATIONS AND PURSUANT TO AN APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR CHANGING THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) ZONING DISTRICT BY REINSTATING THE RURAL RESIDENTIAL (RR) AND RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) ZONING DISTRICTS OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; 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 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; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered Section 4.18.6.3 of the Land Development Regulations and based upon said study and consideration determined and found that:

- a. Approval of the preliminary development plan for the Planned Residential Development was valid for a period of three years;
- b. No request for extension of the initial three-year period of the approved preliminary development plan was made by the applicant; and
- c. The Land Development Regulation Administrator is required by the Land Development Regulations to take action to remove the Planned Residential Development zoning district from the Official Zoning Atlas and reinstate the zoning district in effect prior to the approval of the Planned Residential Development zoning district.

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, Z 0564, by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district be changed to reinstate the RURAL RESIDENTIAL (RR) and RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.42 feet; thence Northwesterly, along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve for an arc distance of 166.55 feet to the point of a compound curve of a curve to the left having a radius of 36,453.71 feet an included angle of 00°25'07" and a chord bearing of South 89°15'29" West and a chord distance of 266.26 feet; thence Southwesterly still along the North right-of-way line of said Southwest Hope Henry Street and the arc of said curve with an arc distance of 266.26 feet to the point of compound curve of a curve to the right having a radius of 30.00 feet an included angle of 88°22'42" and a chord bearing of North 47°44'34" West and a chord distance of 41.82 feet; thence Northwesterly along the arc of said curve an arc distance of 46.27 feet; thence North 03°33'14" West 90.47 feet to the point of a curve of a curve to the right having a radius of 30.00 feet an included angle of 91°16'06" and a chord bearing of North 42°04'49" East and a chord distance of 42.89 feet; thence Northeasterly, along the arc of said curve with an arc distance of 47.79 feet; thence North 09°27'18" West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet, an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwesterly, along the arc of said curve with an arc distance of 38.72 feet; thence North 03°33'14" West 55.89 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°06'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northeasterly, along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'56" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeasterly, along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.06 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14 a distance of 267.00 feet to the Point of Beginning.

Containing 8.00 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 655.00 feet to the Point of Beginning; thence South 01°57'33" East 692.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 260.00 feet to the Point of Beginning.

Containing 4.07 acres, more or less.

AND

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14, said corner being the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning.

Containing 9.99 acres, more or less.

Said lands containing 14.06 acres more or less.

All said lands containing 22.06 acres, more or less.

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 May 2016.

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

Attest:

---

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

---

Robert F. Jordan, Chair



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # Z <u>0564</u>
Application Fee \$ <u>1,250.00</u>
Receipt No. _____
Filing Date <u>April 27, 2016</u>
Completeness Date _____

## Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

### A. PROJECT INFORMATION

1. Project Name: N/A
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 02973-000
4. Future Land Use Map Designation: Residential, Very Low Density & Residential, Low Density
5. Existing Zoning Designation: Planned Residential Development ("PRD")
6. Proposed Zoning Designation: Rural Residential ("RR") & Residential, Single Family-2 ("RSF-2")
7. Acreage: +/-22.06
8. Existing Use of Property: Vacant
9. Proposed use of Property: Vacant

### B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Board of County Commissioners Title: \_\_\_\_\_  
Company name (if applicable): Columbia County  
Mailing Address: P.O. 1529  
City: Lake City State: Florida Zip: 32056-1529  
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 the applicant is agent for the property owner\*.  
Property Owner Name (title holder): \_\_\_\_\_  
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 Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

**C. 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 Z 0426     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 \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
  - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.



- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
  
  - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,250.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

All nine (9) 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 proposed Site Specific Amendment to the Official Zoning Atlas 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.

**Bucky Nash, Chair**

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Applicant/Agent Name (Type or Print)



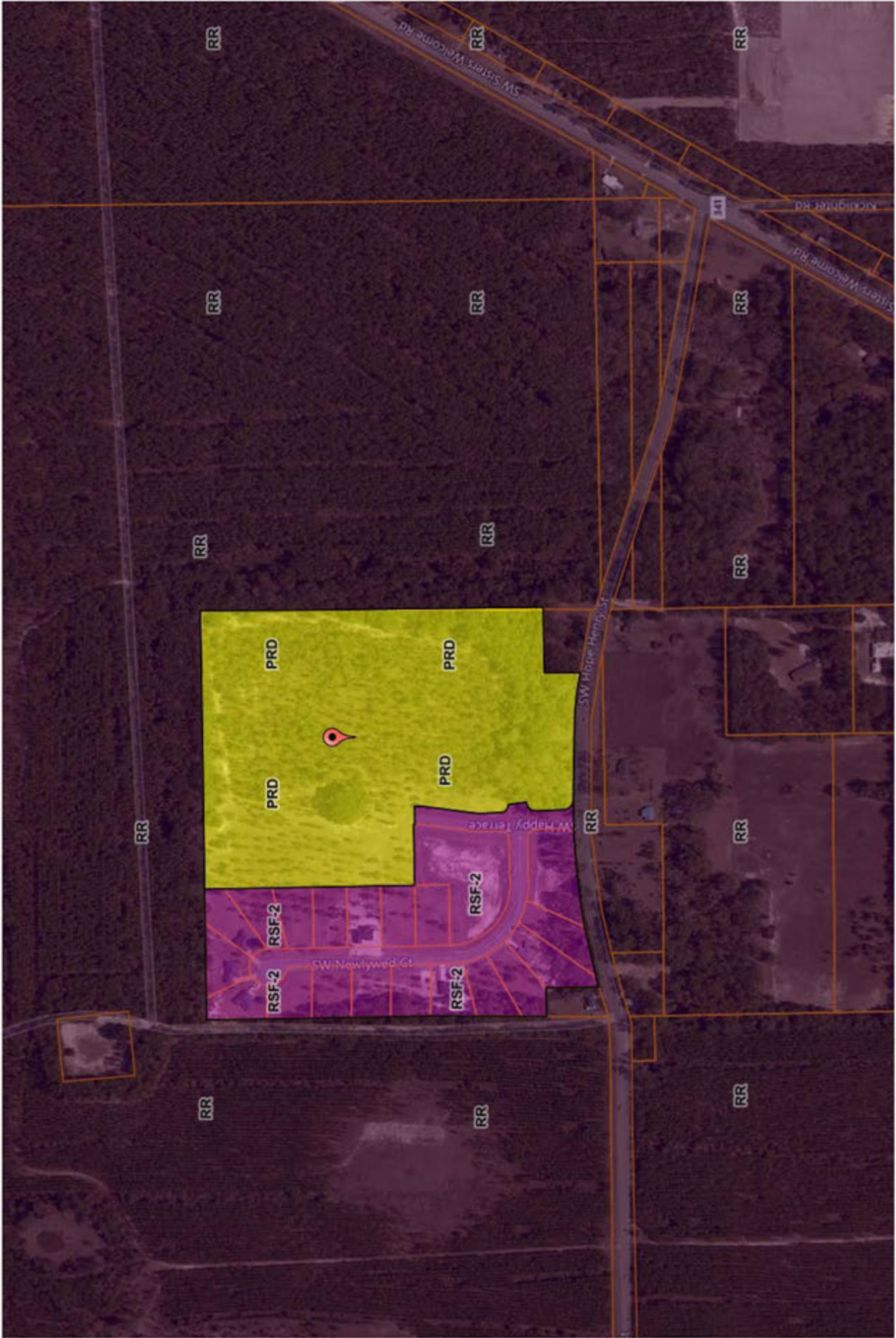
Applicant/Agent Signature

**4/29/16**

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Date

Z 0564





**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

April 28, 2016

BULLARD MANAGEMENT SERVICES INC  
P O BOX 1432  
LAKE CITY, FL 32056-1733

RE: Application No. Z 0564 (Board of County Commissioners)  
Actual Notice Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

To Whom It May Concern,

This letter serves as actual notice of public hearings to receive any comments, objections and recommendations that you may have concerning an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations, per Section 4.18.6.3 of the Land Development Regulations, by reinstating the zoning district in effect prior to the approval of the planned residential development zoning district.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14 a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.12 feet; thence Northwesterly along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve for an arc distance of 166.55 feet to the point of a compound curve of a curve to the left having a radius of 36,453.71 feet an included angle of 00°25'07" and a chord bearing of South 89°15'29" West and a chord distance of 266.26 feet; thence Southwesterly along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve an arc distance of 266.26 feet to the point of compound curve of a curve to the right having a radius of 30.00 feet an included angle of 88°22'42" and a chord bearing of North 47°44'34" West and a chord distance of 41.82 feet; thence northwesterly along the arc of said curve an arc distance of 46.27 feet; thence North 03°33'14" West 90.47 feet to the point of a curve of a curve to the right having a radius of 30.00 feet an included angle of 91°16'06" and a chord bearing of North 42°04'49" East and a chord distance of 42.89 feet; thence Northeasterly along the arc of said curve an arc distance of 47.79 feet; thence North 09°27'18" West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwesterly along the arc of said curve an arc distance of

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

38.72 feet; thence North 03°33'14" West 55.89 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°06'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northeasterly along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'56" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeasterly along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.06 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14 a distance of 267.00 feet to the Point of Beginning.

Containing 8.00 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating RESIDENTIAL SINGLE FAMILY -2 (RSF-2) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 655.00 feet to the Point of Beginning; thence South 01°57'33" East 692.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 260.00 feet to the Point of Beginning.

Containing 4.07 acres, more or less.

AND

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14 for the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning.

Containing 9.99 acres, more or less.

Said lands containing 14.06 acres more or less.

All said lands containing 22.06 acres, more or less.

A public hearing concerning the above described matter will be held by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of the Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, serving also as the Local Planning Agency on **May 26, 2016 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on first reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **June 16, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. A public hearing to consider on second and final reading the ordinance to adopt the amendment will be held by the Board of County Commissioners on **July 21, 2016 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

You are advised that if you decide to appeal any decision at the above referenced public hearings, you will need a record of the proceedings, and that for such purposes you may need to ensure that verbatim records of the proceedings are made, which records include the testimony and evidence upon which the appeal is to be based.

If you have any questions concerning the matter or would like to provide written comments prior to the public hearings, please contact me in writing at P. O. Box 1529, Lake City, Florida 32056-1529. In addition, copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

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 386.758.1005 or by Telecommunication Device for Deaf at 386.758.2139.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Stubbs", with a long horizontal flourish extending to the right.

Brandon M. Stubbs  
County Planner/LDR Admin.

STATE OF FLORIDA, COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a...

in the matter of Notice of Public Hearings Court, was published in the said newspaper in the issues of May 13, 2016

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 16 day of May A.D., 2016



KATHLEEN A. ROTTBE Notary Public

Notary Public 5

Containing 38.89 acres, more or less

Containing 38.89 acres, more or less. (3) Z 0564, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows: A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'25" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet and an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.42 feet; thence Northwest...

West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet, an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwest, along the arc of said curve with an arc distance of 38.72 feet; thence North 03°33'14" West 55.69 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°05'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northwest, along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'58" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeast, along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.08 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14 a distance of 287.00 feet to the Point of Beginning. Containing 8.00 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 650.00 feet to the Point of Beginning; thence South 01°57'33" East 652.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 280.00 feet to the Point of Beginning. Containing 4.07 acres, more or less.

AND

A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 650.00 feet to the Point of Beginning; thence South 01°57'33" East 652.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 280.00 feet to the Point of Beginning. Containing 4.07 acres, more or less.

AND

A portion of Parcel No. 14-45-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 650.00 feet to the Point of Beginning; thence South 01°57'33" East 652.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 280.00 feet to the Point of Beginning. Containing 4.07 acres, more or less.

County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14, said corner being the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning. Containing 9.96 acres, more or less.

Said lands containing 14.06 acres more or less.

All said lands containing 22.06 acres, more or less.

(4) Z 0565, is an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0488, adopted by Ordinance No. 2008-46, by revising the preliminary development plan to provide access from the western boundary of the Planned Rural Residential Development and reduce the number of residential dwelling units formerly approved from 242 to 202, in accordance with an application and a revised preliminary development plan dated April 25, 2016, on the property described, as follows:

A parcel of land lying in Section 12, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of said Section 12.

AND

A parcel of land lying in Section 13, Township 5 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: The Northeast 1/4 of the Northeast 1/4 of said Section 13.

AND

A parcel of land lying in Section 18, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: All of said Section 18.

AND

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 17.

AND

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence North 00°06'00" West, along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of said Section 4; thence North 00°06'00" West, along said West line of the Northeast 1/4 of said Section 4 a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 4; thence North 00°11'13" West, along said West line of the Northeast 1/4 of said Section 4, a distance of 1,333.51 feet to the Northwest corner of the Northeast 1/4 of said Section 4; thence South 89°36'03" East, along the North line of said Section 4, a distance of 2,338.06 feet; thence South 07°13'15" West 64.92 feet; thence South 89°35'20" East 249.96 feet to the Point of Beginning. Containing 74.82 acres, more or less.

Legal Copy As Published

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 AND ZONING BOARD 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 May 26, 2016 at 6:00 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.

(1) Z 0662, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) and RESIDENTIAL SINGLE FAMILY-2 (RSF-2) zoning districts on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows: All of Parcel No. 33-35-16-02439-000 lying within Section 33, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commences at the Southwest corner of the Southeast 1/4 of said Section 33, thence South 89°36'03" East, along the South line of said Section 33, a distance of 132.00 feet to the Point of Beginning; thence North 07°18'13" East 296.05 feet; thence South 89°36'03" East, along a line parallel to the South line of said Section 33, a distance of 485.11 feet; thence North 61°34'33" East 672.07 feet; thence North 02°26'49" West 653.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 246.89 feet; thence South 89°36'03" East, along said North line of the South 1/2 of the Southeast 1/4 of said Section 33, a distance of 278.19 feet; thence South 00°02'46" West 701.77 feet; thence South 89°57'14" East 892.9 feet to the Westerly Right-of-Way line of said Pinemount Road (County Road 252); thence South 07°15'01" West, along said Westerly Right-of-Way line of Pinemount Road (County Road 252), a distance of 406.76 feet; thence North 89°34'19" West 240.00 feet; thence South 07°13'13" West 205.12 feet to the South line of said Section 33; thence North 89°36'03" West, along the South line of said Section 33 a distance of 2,203.34 feet to the Point of Beginning. Containing 35.59 acres, more or less.

All said lands containing 110.41 acres, more or less.

(2) Z 0563, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RESIDENTIAL (MIXED) HOME-2 (RSFAMH-2) zoning district on the property described, as follows:

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL (MIXED) SINGLE FAMILY-MOBILE HOME-2 (RSFAMH-2) zoning district on the property described, as follows: All of Parcel No. 27-35-16-02315-001 lying within Section 27, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 27 for the Point of Beginning; thence North 89°54'14" West, along the North line of said Section 27, a distance of 1,306.18 feet to the Northwest corner of said Section 27; thence South 00°07'22" East, along the West line of said Section 27, a distance of 1,282.38 feet; thence North 84°75'56" East 149.60 feet; thence South 06°21'09" East 53.82 feet; thence South 89°44'59" East 1,778.41 feet to the East line of said West 1/2 of the Northeast 1/4 of said Section 27; thence North 01°13'21" West, along said East line of said West 1/2 of the Northeast 1/4 of said Section 27, a distance of 1,324.18 feet to the Point of Beginning. Containing 38.89 acres, more or less.

described, as follows: That portion of said Section 17 lying West of County Road C-131 (Southwest Tustenuggee Avenue).

**LESS AND EXCEPT**

A parcel of land lying in Section 17, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described, as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence South 88°23'34" West along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 40.01 feet to the West right-of-way line of County Road 131; thence South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 349.13 feet to the Point of Beginning; thence continue South 00°37'08" East, along the West right-of-way line of said County Road 131, a distance of 880.72 feet to a point of curve; thence Southerly, along the West right-of-way line of said County Road 131, along said curve concave to the West, having a radius of 2,824.79 feet, a central angle of 01°08'27", a chord bearing and distance of South 00°02'54" East 58.25 feet, an arc length of 58.25 feet; thence North 70°47'42" West 818.57 feet; thence North 00°37'08" West, parallel with the West right-of-way line of said County Road 131, a distance of 659.36 feet; thence North 89°22'32" East 770.62 feet to the Point of Beginning.

Containing 1,222.62 acres, more or less.

The public hearings may be continued to one or more future dates. 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 133 Northeast Hernando 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 hearings, 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) 758-1006 or by Telecommunication Device for Deaf at (386) 758-2139.



# PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

*Posted  
5-12-16  
BMS 1 of 2*

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 **May 26, 2016 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.

**Z 0564, an application by the Board of County Commissioners, to amend the Official Zoning Atlas of the Land Development Regulations to change the PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district by reinstating the RURAL RESIDENTIAL (RR) & RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:**

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RURAL RESIDENTIAL (RR) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet to the Point of Beginning; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 179.29 feet; thence South 01°50'43" East 113.83 feet to a point on the North right-of-way line of Southwest Hope Henry Street, said point being on a curve of a curve concave to the left having a radius of 1,215.00 feet an included angle of 07°51'14" and a chord bearing North 86°41'52" West and a chord distance of 166.42 feet; thence Northwesterly, along said North right-of-way line of Southwest Hope Henry Street and the arc of said curve for an arc distance of 166.55 feet to the point of a compound curve of a curve to the left having a radius of 36,453.71 feet an included angle of 00°25'07" and a chord bearing of South 89°15'29" West and a chord distance of 266.26 feet; thence Southwesterly still along the North right-of-way line of said Southwest Hope Henry Street and the arc of said curve with an arc distance of 266.26 feet to the point of compound curve of a curve to the right having a radius of 30.00 feet an included angle of 88°22'42" and a chord bearing of North 47°44'34" West and a chord distance of 41.82 feet; thence Northwesterly along the arc of said curve an arc distance of 46.27 feet; thence North 03°33'14" West 90.47 feet to the point of a curve of a curve to the right having a radius of 30.00 feet an included angle of 91°16'06" and a chord bearing of North 42°04'49" East and a chord distance of 42.89 feet; thence Northeasterly, along the arc of said curve with an arc distance of 47.79 feet; thence North 09°27'18" West 60.47 feet to a point on a curve to the right being non-tangent and having a radius of 25.00 feet, an included angle of 88°43'54" and a chord bearing of North 47°55'11" West and a chord distance of 34.96 feet; thence Northwesterly, along the arc of said curve with an arc distance of 38.72 feet; thence North 03°33'14" West 55.89 feet to the point of a curve to the right having a radius of 200.00 feet an included angle of 10°06'36" and a chord bearing of North 01°30'04" East and a chord distance of 35.42 feet; thence Northeasterly, along the arc of said curve an arc distance of 35.29 feet; thence North 06°33'23" East 154.49 feet to the point of a curve of a curve to the left having a radius of 260.00 feet an included angle of 08°30'56" and a chord bearing of North 02°17'55" East and a chord distance of 38.61 feet; thence Northeasterly, along the arc of said curve an arc distance of 38.64 feet; thence North 01°57'33" West 692.06 feet to said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14 a distance of 267.00 feet to the Point of Beginning.

Containing 8.00 acres, more or less.

The PLANNED RESIDENTIAL DEVELOPMENT (PRD) zoning district will be changed by reinstating the RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) zoning district on the property described, as follows:

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14; South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 655.00 feet to the Point of Beginning; thence South 01°57'33" East 692.06 feet; thence South 88°02'27" West 60.00 feet; thence North 01°57'33" West 3.96 feet; thence South 88°02'27" West 200.00 feet; thence North 01°57'33" West 688.10 feet to the North line of said Southwest 1/4 of the Northeast 1/4 of Section 14; thence North 87°34'28" East, along said North line of the Southwest 1/4 of the Northeast 1/4 of Section 14, a distance of 260.00 feet to the Point of Beginning.

Containing 4.07 acres, more or less.

AND

A portion of Parcel No. 14-4S-16-02973-000 lying within Section 14, Township 4 South, Range 16 East, Columbia County, Florida, Being more particularly described, as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 14, said corner being the Point of Beginning; thence South 87°34'28" West, along the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 388.00 feet; thence South 01°57'33" East 1,122.42 feet; thence North 87°42'52" East 388.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14; thence North 01°50'43" West, along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 14, a distance of 1,122.42 feet to the Point of Beginning.

Containing 9.99 acres, more or less.

Said lands containing 14.06 acres more or less.

All said lands containing 22.06 acres, more or less.

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 Hernando 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)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT BRANDON M. STUBBS,  
COUNTY PLANNER AT (386) 754-7119**

**PUBLIC  
NOTICE**

Public Notice of the availability of the proposed project for public review and comment. The project is located at [illegible] and is expected to be completed by [illegible]. The project will involve [illegible] and is expected to have [illegible] impacts on the environment. The project is subject to the National Environmental Policy Act (NEPA) and the Clean Water Act (CWA). The project is being reviewed by the [illegible] and the [illegible]. The project is being reviewed by the [illegible] and the [illegible]. The project is being reviewed by the [illegible] and the [illegible].



**MINUTES**  
**PLANNING & ZONING BOARD**  
**April 28, 2016**

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

**A. ROLL CALL**

MEMBERS PRESENT: Robert Jordan (Acting 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**

**Z 0559 – BCC – Site Specific Amendment to the Official Zoning Atlas**

**BOARD DISCUSSION**

None

**MOTION**

**Teena Ruffo** – Motion to approve Z 0559.

**SECOND**

**Earl Peeler**

**MOTION PASSED UNANIMOUSLY**

**Z 0560 – BCC – Site Specific Amendment to the Official Zoning Atlas**

**BOARD DISCUSSION**

None

**MOTION**

**Earl Peeler** – Motion to approve Z 0560.

**SECOND**

**Teena Ruffo**

**MOTION PASSED UNANIMOUSLY**

**Z 0561 – BCC – Site Specific Amendment to the Official Zoning Atlas**

**BOARD DISCUSSION**

None

**MOTION**

**Teena Ruffo** – Motion to approve Z 0561.

**SECOND**

**Earl Peeler**

**MOTION PASSED UNANIMOUSLY**

**CPA 16 01 – BCC – Amend the 5-Year Schedule of Capital Improvements**

**BOARD DISCUSSION**

None

**MOTION**

**Roger Busscher** – Motion to approve CPA 16 01.

**SECOND**

**Earl Peeler**

**MOTION PASSED UNANIMOUSLY**

**E. OLD BUSINESS**

None

**F. NEW BUSINESS**

None

**G. STAFF UPDATE**

None

**H. MINUTES**

**Robert Jordan** – Requested a motion

**MOTION**

**Teena Ruffo** – Motion to approve the March 24, 2016 Minutes

**SECOND**

**Roger Busscher**

**MOTION PASSED UNANIMOUSLY**

**I. BOARD DISCUSSION**

None

**ADJOURNED THE PLANNING AND ZONING BOARD**

THE APRIL 28, 2016 PLANNING AND ZONING BOARD MINUTES ARE HEREBY ADOPTED ON THIS 26<sup>th</sup> DAY OF MAY 2016.

Attest:

PLANNING AND ZONING BOARD OF  
COLUMBIA COUNTY, FLORIDA

\_\_\_\_\_  
Brandon M. Stubbs, Secretary to the  
Board of Adjustment

\_\_\_\_\_  
Robert F. Jordan, Chairman