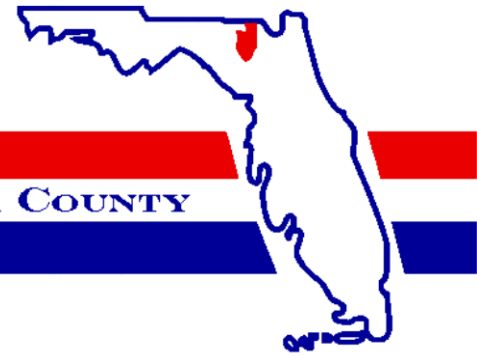


District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

May 29, 2020

VIA ELECTRONIC MAIL

Gregg Hall, Siting Manager
Florida Power, & Light Company
700 Universal Blvd
Juno Beach, Fl 33408

Re: SE 0617 – FPL Raven Substation
Board of Adjustment Determination Letter

Dear Mr. Hall,

At the May 28, 2020 Board of Adjustment (“Board”) hearing, the Board approved application SE 0617 for a Special Exception for an Electrical Substation use as permitted in Section 4.2.34 of the County’s Land Development Regulations (“LDRs”) in accordance with Section 12.2 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0617.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

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

RESOLUTION NO. BA SE 0617

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.2.34 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR AN ELECTRIC SUBSTATION FACILITY AS AN ESSENTIAL SERVICE WITHIN THE AGRICULTURE-3 ("A-3") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0617, by Gregg Hall of Florida Power & Light Company, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for an Electrical Substation as an Essential Service in an Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated April 28, 2020 and submitted as part of a petition dated April 28, 2020, to be located on property described, as follows:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 12, Township 4 South, Range 17 East, Columbia County, Florida; thence on the West line of said Section 12, S 01'49'54" E, a distance of 1319.19 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence departing said West line and on the North line of said Southwest 1/4 of the Northwest 1/4, N 88'09'43" E, a distance of 1318.10 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 said point also being the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence departing said North line and on the North line of said Southeast 1/4 of the Northwest 1/4, N 88'09'43" E, a distance of 138.30 feet to the POINT OF BEGINNING; thence continue on said North line, N 88'09'43" E, a distance of 228.02 feet to the Northwest corner of those Lands Described in Official Records Book 921, Page 1316, of the Public Records of Columbia County, Florida; thence departing said North line and on the West line of said Lands, S 01'48'36" E, a distance of 469.70 feet to the Southwest corner of said Lands; thence departing said West line and on the South line of said Lands, N 88° 1 1 '20" E, a distance of 778.70 feet to the Southeast corner of said Lands said point also being on the Westerly county maintained right of way line of Pounds Hammock Road; thence departing said South line and on said Westerly county maintained right of way line, S 34° 36'45" E, a distance of 311.03 feet to a point on the East line of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 17 East; thence departing said Westerly county maintained right of way line and on said East line, S 01'30'02" E, a distance of 579.09 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence departing said East line and on the South line of said Southeast 1/4 of the Northwest 1/4, S 87'58'24" W, a distance of 1175.46 feet; thence departing said South line, N 01'39'47" W, a distance of 1314.53 feet to the POINT OF BEGINNING.

CONTAINING 31.22 ACRES, MORE OR LESS

Tax Parcel Numbers: 12-4s-17-08323-001 & 12-4s-17-08323-003.

Section 2. The Planning and Zoning Board, hereby approves the above referenced special exception subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A". If compliance with any of the conditions of special exception causes substantial deviation in the approved site plan, the applicant shall be required to submit a new special exception application and receive Planning & Zoning Board approval in accordance with the Land Development Regulations.

Section 3. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 4. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. 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 effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.


Section 5. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

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

Section 7. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 28th day of May 2020.

Attest:



Brandon M. Stubbs, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman