

ORDINANCE NO. 2023-21

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR THE REZONING FROM RESIDENTIAL SINGLE FAMILY/2 (RSF-2) TO COMMERCIAL INTENSIVE (CI) OF LANDS DESCRIBED BELOW OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

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

Section 1. Pursuant to an application, Z231101, by Carol Chadwick as an agent for Overland Flow Trust to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district to be amended from Residential Single Family/2 (RSF-2) to Commercial Intensive (CI) of lands described below of lands described below:

Portion of PARCEL: 35-3S-16-02519-000

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N86°55'26"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE N56°01'50"E, ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S06°35'36"W, 410.96 FEET; THENCE N84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

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

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

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

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting,

by the Board of County Commissioners this 21st day of DecemberNovember, 2023.

Attest:


James M. Swisher, Jr., County Clerk

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA


Ronald Williams, Chairman







Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # Z	<u>Z 231101</u>
Application Fee	\$1,850.00
Receipt No.	
Filing Date	<u>11/2/23</u>
Completeness Date	

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

A. PROJECT INFORMATION

- Project Name: ELITE OUTDOOR BUILDINGS
- Address of Subject Property: TBD SW REAL TERRACE, LAKE CITY, FL 32055
- Parcel ID Number(s): 35-3S-16-02519-000 (portion of parcel south of SW Real Terrace)
- Future Land Use Map Designation: RESIDENTIAL-LOW
- Existing Zoning Designation: RSF-2
- Proposed Zoning Designation: CI
- Acreage: 2.72 Ac
- Existing Use of Property: VACANT
- Proposed use of Property: RETAIL SALES OF METAL BLDGS AND SHEDS

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: () Email: ccpeuyo@gmail.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): OVERFLOW LAND TRUST
 Mailing Address: PO BOX 16
 City: LAKE CITY State: FL Zip: 32056
 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.**

Kyle @ Lawyer Kyle.com

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: VICTORY LAND HOLDINGS
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

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 \$1,850.00. 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.11.02
13:39:14 -04'00'

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << **35-3S-16-02519-000 (10466)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	OVERFLOW LAND TRUST P O BOX 16 LAKE CITY, FL 32056		
Site			
Description*	E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745, & EX CO RD R/W TAKEN AS DESC ORB _____ & EX ADONT RD R/W TAKEN PARCEL 2-A & 2-B REAL ROAD PR...		
Area	75.38 AC	S/T/R	35-3S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	2
<small>*The description above is not to be used as the Legal Description for this parcel in any legal transaction. **The 1288 Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</small>			



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$45,000	Mkt Land	\$45,000
Ag Land	\$4,888	Ag Land	\$4,888
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$778,300	Just	\$778,300
Class	\$49,888	Class	\$49,888
Appraised	\$49,888	Appraised	\$49,888
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$49,888	Assessed	\$49,888
Exempt	\$0	Exempt	\$0
Total	county:\$49,888 city:\$0	Total	county:\$49,888 city:\$0
Taxable	other:\$0 school:\$49,888	Taxable	other:\$0 school:\$49,888

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5997	RIVERS/BAYS/SWAMPS (AG)	58.130 AC	1.0000/1.0000 1.0000//	\$25 /AC	\$1,453
1010	COMM ACRGE (MKT)	2.250 AC	1.0000/1.0000 1.0000//	\$40,000 /AC	\$45,000
5700	TIMBER 4 (AG)	15.000 AC	1.0000/1.0000 1.0000//	\$229 /AC	\$3,435
9910	MKT.VAL.AG (MKT)	73.130 AC	1.0000/1.0000 1.0000//	\$10,000 /AC	\$731,300

