

**ORDINANCE NO. 2025-01**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR REZONING PROPERTY FROM RESIDENTIAL SINGLE FAMILY - MOBILE HOME 2 (RSF-MH2) AND RESIDENTIAL MOBILE HOME - PARK (RMH-P) TO RESIDENTIAL MOBILE HOME - PARK (RMH-P) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

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

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

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

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

Section 1. Z241002 A petition by DLP Capital Holdings, agent for Leonard and Shirley Keen, for an amendment to change the Zoning from RESIDENTIAL SINGLE FAMILY – MOBILE HOME 2 (RSF-MH2) AND RESIDENTIAL MOBILE HOME – PARK (RMH-P) TO RESIDENTIAL MOBILE HOME – PARK (RMH-P) on the lands as described below:

Parcel # 17-3S-17-04981-000

S1/4 OF NW1/4 OF NW1/4 EX RD R/W FOR US-441. ALSO THE W1/2 OF SW1/4 OF NW1/4 & S 20 FT OF N3/4 OF NW1/4 OF NW1/4 (TO BE USED AS RD R/W) EX THE E 15 FT OF THE S 1145 FT OF W1/2 OF SW1/4 OF NW1/4 FOR RD R/W DESC IN ORB 826-916. DC 954-2633, WD 954-2635, WD 1097-970, QC 1227-1366, 1367, 1368, LE 1509-992,

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.

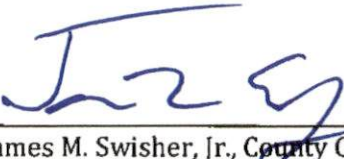
Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This 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 16<sup>TH</sup> DAY OF JANUARY, 2025.

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

Attest:

  
James M. Swisher, Jr., County Clerk

  
Tim Murphy, Chairman

67634



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # Z	<u>Z 241002</u>
Application Fee	\$1,850.00
Receipt No.	<u>TVR 5016</u>
Filing Date	<u>10-15-2024</u>
Completeness Date	_____

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

### A. PROJECT INFORMATION

- Project Name: Gateway Grove
- Address of Subject Property: 3144 N US-441
- Parcel ID Number(s): 17-3S-17-04981-000
- Future Land Use Map Designation: Low Residential
- Existing Zoning Designation: RSF-MH2 and RMH-P
- Proposed Zoning Designation: RMH-P
- Acreage: 31.07
- Existing Use of Property: Mobile Home
- Proposed use of Property: Mobile Home

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): DLP Capital Holdings LLC Title: \_\_\_\_\_  
 Company name (if applicable): DLP Capital  
 Mailing Address: 405 Golfway W Dr  
 City: St. Augustine State: Florida Zip: 32095  
 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.**

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Keen Leonard K Sr/Keen Shirley A  
 Mailing Address: 131 SW CODYS CT  
 City: Lake City State: Florida Zip: 32024  
 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.**

**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.**

**Shannon Acevedo**

**Applicant/Agent Name (Type or Print)**

  
**Applicant/Agent Signature**

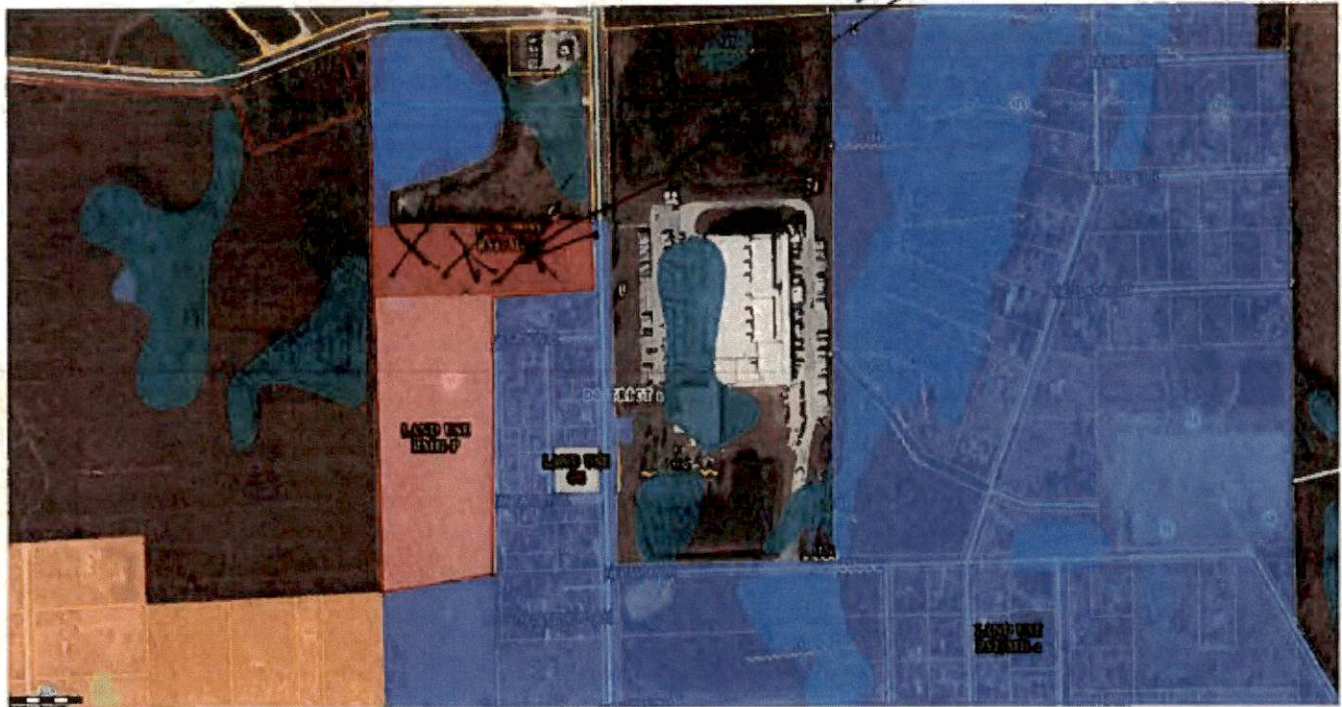
**9/19/24**

**Date**

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Dec 04 2024 14:18:20 GMT-0500 (Eastern Standard Time)

AFFECTED  
AREA



Parcel No: 18-3S-17-05046-000  
Owner: D & B TIMBER & LAND TRUST  
Subdivision:  
Lot:  
Acres: 184.636536  
Deed Acres: 184 Ac  
District: District 1 Ronald Williams  
Future Land Uses: Light Industrial, Residential - Low, Residential - Very Low  
Flood Zones: A,  
Official Zoning Atlas: I, ILW, RMH-P, RR, RSF/MH-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.



**RESOLUTION NO. PZ/LPA CPA241002**

**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, AN AMENDMENT OF ONE-HUNDRED OR LESS ACRES OF LAND TO THE FUTURE LAND USE MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE FUTURE LAND USE MAP ON PROPERTY FROM AGRICULTURE-3 TO RESIDENTIAL VERY LOW OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES 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 Columbia County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 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 Comprehensive Plan, 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, 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 said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

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

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

Section 1. CPA241002 A petition by Daniel Crapps, agent for Ronald G Lane Trust, for an amendment to Future land use Map from FROM AGRICULTURE-3 TO RESIDENTIAL VERY LOW on the lands as described below:

Parcel # 14-3S-16-02117-001

SW1/4 OF NW1/4 & THE S1/2 OF SE1/4 OF NW1/4 EX E 352 FT & N1/4 OF NE1/4 OF SW1/4 EX E 352 FT. ORB 471-261, 718-850 THRU 852, 828-1500, ORB 1039- 700, WD 1283-1483,

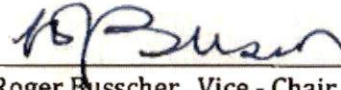
RECOMMENDATION TO APPROVED PASSED AND DULY ADOPTED in session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 12th day of December, 2024.

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

Attest:



Louie Goodin, Secretary to the  
Planning and Zoning Board



Roger Busscher, Vice - Chair