

ORDINANCE NO. 2025-10

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 ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR REZONING PROPERTY FROM RESIDENTIAL SINGLE FAMILY – MOBILE HOME – 2(RFS/MH2) to RESIDENTIAL MOBILE HOME PARK (RMH-P) 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. CPA241101, a petition by CAROL CHADWICK, AGENT FOR SMART COMMUNITY STORAGE, REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL - LOW TO RESIDENTIAL - MEDIUM on lands as described below:

Parcel # 17-3S-17-04963-000, 17-3S-17-04963-001 & 17-3S-17-04964-003:

COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 3.54 FT, CONT E 630.89 FT, N 832.61 FT, W 623.75 FT, S 827.08 FT TO POB & EX 9.59 AC DESC IN WD 1518-1192, 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1522-720, & COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720, & COMM SW COR OF SEC RUN N 214.87 FT, E 630.89 FT, N 658.03 FT FOR POB, CONT N 174.58 FT, E 625.12 FT TO W R/W OF US 441, S 175.55 FT, W 619.00 FT TO POB (PARCEL A) & COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720,

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 20TH DAY OF FEBRUARY, 2025.

BOARD OF COUNTY COMMISSIONERS OF

COLUMBIA COUNTY, FLORIDA

Attest:


James M. Swisher, Jr., County Clerk


Tim Murphy, Chairman

