

RESOLUTION NO. PZ SDP 22 12

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 PARCEL SERVICE CENTER USE LOCATED IN THE INDUSTRIAL ("I") 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 22 12, an application by Taylor Hill, P.E., agent for RDF Land, LLC., owner, for site and development plan approval for a Processing and Service Center use located in the Industrial ("I") Zone District in accordance with a site plan dated September 2022, and submitted as part of an application dated October 18, 2021 to be located on property described, as follows:

BEGIN at the northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 3 South, Range 17 East, Columbia County, Florida, and run thence North 88° 48' 57" East along the north line of said Southwest 1/4 of Northwest 1/4, 1367.99 feet to the northeast corner thereof, thence North 88° 43' 22" East along the north line of the Southeast 1/4 of the Northwest 1/4, 685.07 feet to the northeast corner of the West 1/2 of said Southeast 1/4 of Northwest 1/4, thence South 54° 26' 12" West, 1849.72 feet to the northeasterly right of way line of State Road No. 25-A, thence North 42° 03' 40" West along said northeasterly right of way line, 818.04 feet to the west line of said Section 18, thence North 00° 01' 01" East, along said west line 424.92 feet to the POINT OF BEGINNING. ALSO, BEGIN at the northwest corner of the Southwest 1/4 of the Northwest 1/4, Section 18, Township 3 South, Range 17 East, Columbia County, Florida, and run thence North 88° 48' 57" East along the north line of said Southwest 1/4 of Northwest 1/4, 1367.99 feet to the northeast corner thereof, thence North 88° 43' 22" East along the north line of the Southeast 1/4 of Northwest 1/4, 685.07 feet to the northeast corner of the West 1/2 of said Southeast 1/4 of Northwest 1/4 and to the POINT OF BEGINNING; thence South 00° 08'

18" East, along the east line of said West 1/2 of Southeast 1/4 of Northwest 1/4, 992.64 feet to the northwest corner of the South 1/2 of Southeast 1/4 of Southeast 1/4 of Northwest 1/4; thence South 57° 37' 43" West, 1191.64 feet to the northeasterly right of way line of State Road No. 25-A; thence North 42° 03' 40" West along said northeasterly right of way line, 747.34 feet; thence North 54° 26' 12" East, 1849.72 feet to the POINT OF BEGINNING.

Containing 54.5-acres, more or less.

Tax Parcel Numbers 18-3s-17-05048-000 & 18-3s-17-05048-003

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to the conditions and safeguards, 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.

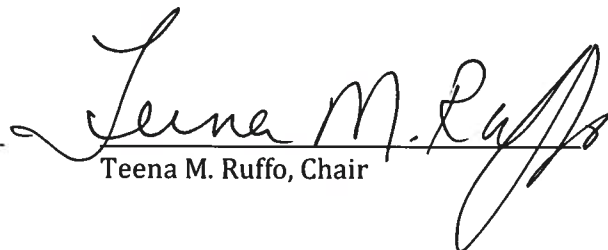
DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 15th day of November 2022.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:



Connie Brecheen, Secretary to the
Planning and Zoning Board



Teena M. Ruffo, Chair

EXHIBIT "A"

- 1) The applicant must mitigate existing wetlands in accordance with the site plan submitted and approved via this Board and provide a copy of all mitigation documentation and approval prior to issuance of a building permit.