



**COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM**

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/4/2024 Meeting Date: 12/12/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Chris Bullard requests a minor subdivision of a parcel # 08-3S-16-02032-001 into 2 lots of 5 acres each. This is in District 3

2. Recommended Motion/Action:

Approve Minor Subdivision Request 24-1102

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SD 241102
Application Fee \$1,000.00
Receipt No. 168855
Filing Date 11-18-2024
Completeness Date _____

Minor Subdivision Application

A. PROJECT INFORMATION

1. Project Name: Hills of Huntsville - Phase II Addition
2. Address of Subject Property: Corner of NW Milo Terr and NW Levi Glen
3. Parcel ID Number(s): 08-3S-16-02032-001
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 10.02
7. Existing Use of Property: Vacant
8. Proposed use of Property: Residential - 5 AC Lots
9. Total Number of Lots: Two

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Chris A. Bullard Title: President

Company name (if applicable): Westridge Inc.

Mailing Address: PO Box 1733

City: Lake City State: FL Zip: 32056

Telephone: () 386-623-6918 Fax: () Email: chris1967@bellsouth.net

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.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): Not Applicable

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Email: _____

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*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.



HILLS OF HUNTSMVILLE, PHASE 2 ADDITION COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

FUTURE LAND USE ELEMENT

GOAL I

IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

OBJECTIVE I.2. The county shall maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy I.2.1

The county shall permit in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single-family dwellings, mobile homes, churches and other houses of worship, and uses requiring approval as special exceptions.

Policy I.2.2

Agricultural land use. Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policy contained within the conservation element of the comprehensive plan and dwelling units.

In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, livestock auction arenas, livestock and poultry slaughterhouses, sawmills, planing mills and other wood processing plants, agricultural equipment and related machinery sales, agricultural feed and grain packaging, blending, storage, and sales, agricultural fertilizer storage and sales, agricultural fairs and fairground activities, recreational activities such as racetracks, speedways, golf courses, country clubs, tennis and racquet clubs, golf and archery ranges, rifle, shotgun and pistol ranges, travel trailer parks or campgrounds (including day camps), and hunting or fishing camps, riding or boarding stables, drive-in theaters, commercial kennels, veterinary clinics and animal shelters, cemeteries and crematories, airplane landing fields, small engine repair (not to exceed 2,000 square feet), automotive repair (not to exceed 2,500 square feet) welding shop (not to exceed 2,500 square feet), home occupations, off site signs, bottled water plants, private clubs and lodges, flea markets; explosives (manufacturing or storage); biomedical waste storage or treatment facilities; intensive agriculture (only if located outside of a high groundwater aquifer recharge area

as shown on Illustration A-XI) and other similar uses compatible with agriculture uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio. The term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection.

Upon adoption of this policy, no new intensive agricultural uses as defined above shall be conducted on any lands agriculturally classified without first obtaining a special exception for such activities. The county shall refer any applicant requiring county permits for agricultural uses or structures, which may require the issuance of an industrial waste permit by the Florida Department of Environmental Protection, to the Florida Department of Environmental Protection for a determination whether an industrial waste permit is required for such agricultural uses or structures prior to issuance of such county permits.

The following findings shall be made prior to granting such special exception:

1. That no part of the activity is to be conducted in areas of high groundwater aquifer recharge as shown on Illustration A-XI of this comprehensive plan;
2. That if a wastewater management system is required by any appropriate regulatory agency, the wastewater management system will be designed by the U.S. Soil Conservation Service or will be the equivalent of a system designed by the U.S. Soil Conservation Service by a licensed professional engineer;
3. That the facility will use available best management practices to reduce flies and other insects;
4. That the activity will not substantially impact the existing groundwater quality or the quality of high groundwater aquifer recharge areas; and
5. That other factors the county may consider relevant and appropriate to the public health and safety will be met by the facility.

Agricultural density shall be as provided in the following land use classifications:

Agriculture-1	shall be limited to a density of less than or equal to 1.0 dwelling unit per 20 acres
Agriculture-2	shall be limited to a density of less than or equal to 1.0 dwelling unit per acre 10 acres
Agriculture-3	shall be limited to a density of less than or equal to 1.0 dwelling unit per acre 5 acres

Analysis: The proposed development it located in an Agriculture Future Land Use Map Designation with an Agriculture-3 ("A-3") Zoning Designation. As stated in Policy 1.2.2, the Agriculture FLUM associated with the A-3 Zoning Designation shall be limited to a density of less than or equal to 1.0 dwelling unit per 5 acres. The proposed minor subdivision plat proposes two lots consisting of over 5 acres each. Further, the subject property is the remnant of the platting of the Hills of Huntsville subdivision and the Hills of Huntsville, Phase 2. The subject property is surrounded on three sides by the subdivision. It only makes logical progression and sense to plat the remaining portion which is infill to the existing two phases of the Hills of Huntsville.

Policy I.3.5

The county shall continue to have provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Analysis: The proposed minor subdivision consists of two lots encompassed by the existing Hills of Huntsville Subdivision. The proposed two lots will connect directly to the existing stormwater management system for the existing Hills of Huntsville Subdivision. Further, the subdivision has existing convenient onsite traffic flow and each lot will be required to have a minimum of two parking spaces per dwelling.

Policy I.3.6

The county shall limit the intensity of development by requiring that within the environmentally sensitive area land use classifications the length of lots for the location of dwelling units does not exceed three times the width of such lots. For lots less than five acres within all other land use classifications which permit dwelling units, the length of such lots shall not exceed 3 times the width of such lots. Any lots created pursuant to the floodplain and wetland policies contained within the conservation element of the Comprehensive plan shall be exempt from this length to width ratio. In addition, within all new subdivisions, planned residential developments and planned rural residential developments containing lots less than or equal to ten acres in size, the county's land development regulations shall require all roads to be paved to county standards. This policy shall not apply to an existing County maintained road located outside of a new subdivision, planned residential development or planned rural residential development.

Analysis: The proposed lots shall contain over five (5) acres; however, both lots meet the 3:1 lot width to length ratio.

Policy I.3.7

The county shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

Analysis: The proposed minor subdivision is not located within FEMA designated flood hazard area. Therefore, there is no concern related to flooding.

Policy I.7.3

As part of the county's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.

Analysis: The proposed subdivision has an Agricultural FLUM; however, the subject property is not and has not been utilized for agricultural purposes or forestry. Therefore, there are no impacts to agricultural and forested areas.

Policy I.10.1

The county shall prohibit the creation of buildable lots within unsuitable areas due to improper drainage, unsuitable soils, steep slopes, rock formations and adverse earth formations.

Analysis: The proposed subdivision is located in an area that has gently rolling hills with amenable soil. Further, the Hills of Huntsville Subdivision has an existing stormwater management system which the proposed subdivision will connect to. Lastly, no steep slopes, rock formations, and/or adverse earth formations exist on the subject property.

OBJECTIVE I.1.1

The county shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.1.1.1

The county shall establish procedures for the review of proposed development to determine its impact on level of service standards for public facilities so that such public facilities will meet the county's level of service standards and are available concurrently with the impacts of development.

Analysis: The proposed development meets all the required concurrency requirements. It is anticipated that the proposed development will generate approximately 20 Average Annual Daily Trips and 2 PM Peak Trip. In fact, the PM Peak trips generated by the proposed development are considered De Minimis. Further, each lot will be served Potable Water and Sanitary Sewer via an individual well and septic system. Therefore, there are no concerns related to public facilities and/or the adopted level of service.

TRANSPORTATION ELEMENT

Objective II.1

The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Policy II.1.2

The county shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Analysis: As previously mentioned, the proposed development meets all the required concurrency requirements. It is anticipated that the proposed development will generate approximately 20 Average Annual Daily Trips and 2 PM Peak Trip. In fact, the PM Peak trips generated by the proposed development are considered De Minimis. The existing roadway system in the Hills of Huntsville subdivision is designed to and has ample capacity to serve the two additional lots.

NOTICE TO APPLICANT

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.

Chris A. Bullard

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

PLAT BOOK _____
PAGES _____
SHEET 2 OF 2



NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITIES OF THE EIGHTH CITY. A CABLE TELEVISION EASEMENT DOES NOT CONSTITUTE A PUBLIC UTILITY OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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DEVELOPER:
VESTRIDGE, INC.
P.O. BOX 1733
KE CITY, FL 32056
386-755-4050

BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BOULEVARD
LAKE CITY, FLORIDA 32055

WORK ORDER # L-30178