BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

SCHOOL BOARD ADMINISTRATIVE COMPLEX

372 WEST DUVAL STREET\NLAKE CITY, FL. 32055

March 26, 2025 at 5:30 PM

AGENDA

Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Commission regarding the Consent Agenda or any Discussion and Action Agenda Item shall complete one comment card for each item and submit the card or cards to County staff in the front of the meeting room.Cards shall be submitted before the meeting is called to order.

Rules of decorum and rules for public participation are attached to the agenda handouts.

Invocation (Commissioner Kevin Parnell)

Pledge to U.S. Flag

Approval of Agenda

Public Hearings

Louie Goodin, County Planner

(1) Public Hearing for Consideration of SD250202 - Requesting a Replat of a Lot in Country Lane Estates (p.1)

Joel Foreman, County Attorney

(2) Ordinance No. 2025-04 - Amending County’s Land Development Regulations Relating to Campgrounds and RV Parks (p.6)

Adjournment

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: 3/13/2025 **Meeting Date:** 3/26/2025

Department: County Planning

1. Nature and purpose of agenda item:

Public Hearing for Consideration of SD250202 - Requesting a Replat of a Lot in Country Lane Estates

2. Recommended Motion/Action:

Approve

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_____
Application Fee $1,000.00
Receipt No._____
Filing Date_____
Completeness Date_____

Minor Subdivision Application

A. PROJECT INFORMATION

1. Project Name: Country Lane Estates Replat Lot 1 Block B
2. Address of Subject Property: 430 NW MULE WAY, LAKE CITY, FL 32055
3. Parcel ID Number(s): 27-2S-16-01770-141 / 27-2S-16-01770-241
4. Future Land Use Map Designation: RESIDENTIAL
5. Zoning Designation: RESIDENTIAL
6. Acreage: 5
7. Existing Use of Property: RESIDENTIAL
8. Proposed use of Property: RESIDENTIAL
9. Total Number of Lots 2

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): LAFARIOUS AND THAYLA MULLINS Title: OWNERS

   Company name (if applicable):_____

   Mailing Address: 911 NE CHERRY LN

   City: LAKE CITY State: FLORIDA Zip: 32055

   Telephone: (386) 386-867-0729 Fax:_(___)_____ Email: mullins386@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.
3. If the applicant is agent for the property owner*.

   Property Owner Name (title holder):_____

   Mailing Address:_____

   City:_____ State:_____ Zip:_____

   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

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.

Lafarious Mullins

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

2/25/2025

Date

Columbia County, FLA - Building & Zoning Property Map

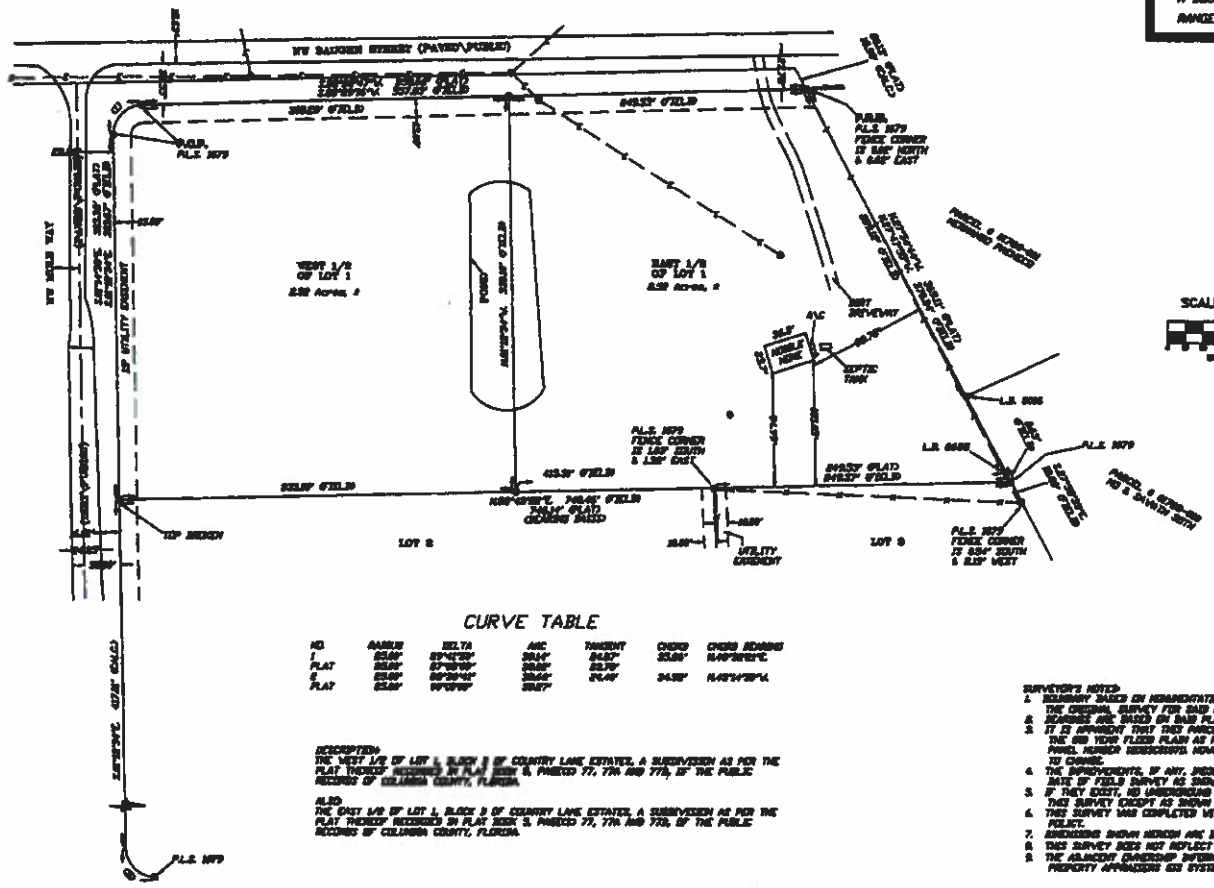
Printed: Thu Feb 27 2025 15:23:25 GMT-0500 (Eastern Standard Time)



Parcel No: 27-2S-16-01770-241
Owner: MULLINS LAFARIOUS, MULLINS THAYLA D
Subdivision: COUNTRY LANE ESTATES
Lot: 1
Acres: 2.5731678
Deed Acres: 2.50 Ac
District: District 1 Kevin Parnell
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

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 implies 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.

A BOUNDARY SURVEY IN SECTION 07, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	89°46'39"	39.17'	24.92'	35.28'	N44°54'39"E
PLAT	25.00'	87°56'00"	38.36'	24.17'		
2	25.00'	90°03'21"	39.29'	25.08'	35.36'	N45°01'39"W
PLAT	25.00'	90°00'00"	39.27'			

DESCRIPTION:
THE WEST 1/2 OF LOT 1, BLOCK 3 OF COUNTRY LAKE ESTATES, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 77, 77A AND 77B, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO
THE EAST 1/2 OF LOT 1, BLOCK 3 OF COUNTRY LAKE ESTATES, A SUBDIVISION AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 77, 77A AND 77B, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON SAID PLAT OF RECORD AND THE SOUTH LINE OF SAID LOT 1.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 8 NOVEMBER, 2000 FOR PANEL NUMBER 0205C0205D; HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF ANY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DESCRIBE EASEMENTS.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE NOTED.

CERTIFIED TO:

TYRONE & THAYLA HOLLINS

FIELD BOOK: 372 PAGE(S): 52

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE / FIELD SURVEY DATE — SIGNATURE / REVISION DATE — LARRY BRITT, PSM / CERTIFICATE # 5981

NOTED UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 6016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025
TELEPHONE (386) 755-7143 FAX (386) 755-6573

WORK ORDER # L-20397

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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Today's Date: 3/13/2025 **Meeting Date:** 3/26/2025

Department: County Attorney

1. Nature and purpose of agenda item:

Ordinance No. 2025-04 to Amend County's Land Development Regulations relating to Campgrounds and RV Parks

2. Recommended Motion/Action:

To adopt Ordinance No. 2025-04

3. Fiscal impact on current budget.

This item has no effect on the current budget.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, AMENDING THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR REGULATION OF THE CONSTRUCTION AND OPERATION OF CAMPGROUNDS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry;

WHEREAS, to address increasing demand for campground facilities and ensure planned growth of such facilities in the County, the Board of County Commissioners initiated an amendment process to the Columbia County Land Development Regulations to provide for regulation of the construction and operation of campgrounds within the County's zoning districts;

WHEREAS, this ordinance neither expands or reduces the districts in which campgrounds are a permitted use or use by special exception, but provides for regulation of the size and density of such uses;

WHEREAS, the Columbia County Planning and Zoning Board held a duly noticed public hearing on February 5, 2025, pursuant to Articles 13 and 16 of the Columbia County Land Development Regulations and from that hearing rendered a report and recommendation to the Board of County Commissioners for the adoption of this Ordinance; and

WHEREAS, the Board of County Commissioners has determined that it is in the public interest to amend the County's Land Development Regulations in accord with the report and recommendation of the Columbia County Planning and Zoning Board.

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

SECTION 1. AMENDMENTS TO ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS

Section of the Columbia County Land Development Regulations is hereby amended as reflected in this section. Words that are stricken through shall be removed from the Code of Ordinances while those words that are underlined shall be added. Ellipses (…) indicate portions of the code have been omitted for brevity; the ellipses should not be included in the Code, nor should they indicate any addition or deletion. Unless an addition or deletion is indicated, the Code of Ordinances shall not be altered by this Ordinance.

4.2.24 *Recreational vehicle (RV) parks and* campgrounds. In addition to all laws and regulations provided for by general law and the Florida administrative code, ~~T~~the following regulations apply to the construction and operation of RV parks and campgrounds in this County.

1. Sites in RV parks and campgrounds shall be occupied ~~primarily~~ by travel trailers, truck campers, private motor coaches, motor homes, ~~tents,~~ camping trailers, van conversions, fifth-wheel trailers, portable cabins or "tiny homes", ~~and~~ any other vehicular accommodations, site-built cabins, yurts, tents, and other non-moveable or immobile accommodations used for camping.

2. Each site in an RV park or campground shall be at least 1,200 square feet in area. No part of a recreational vehicle or other unit placed on a RV park or campground site shall be closer than ~~25~~ 50 feet to any lot line. No site within any RV park or campground shall be equipped in any fashion with electrical service exceeding sixty (60) amps to any site at any time.

3. Subject to requirements of each respective zoning district, RV parks and campgrounds otherwise eligible for permitting in any commercial zoning district shall consist of a minimum of five (5) contiguous, reasonably compact acres. RV Parks and campgrounds otherwise eligible for permitting in any agricultural or environmentally sensitive area zoning district shall consist of a minimum of twenty (20) contiguous and reasonably compact acres. ~~except within the Commercial, Highway Interchange ("CHI") Zone District.~~

4. RV Parks and campgrounds shall provide and maintain a 50-foot natural buffer meeting the criteria of Section 4.2.13 of these Land Development Regulations ("LDRs"). Should areas of the required buffer not meet the minimum criteria, the applicant shall be required instead to provide, subject to approval as provided by section 4.2.13, a detailed landscape plan demonstrating compliance with said section

4.2.13.

5. No RV Park or campground shall be located immediately adjacent to any platted subdivision or any unrecorded subdivision containing lots less than 5-acres in size. No campground shall be permitted within any five (5) miles radius from the nearest boundary of any other campground.

6. Potable Water and Wastewater: All RV Parks and Campgrounds in commercial zoning districts shall connect to public water and sewer utilities or provide water through a centralized potable water and sanitary sewer service or package plant. As an alternative means of handling wastewater, where use of septic tanks is otherwise permitted by the Florida Department of Health or Florida Department of Environmental Protection, RV Park and Campgrounds in commercial zoning districts may utilize septic tanks for wastewater. RV Parks and Campgrounds located in agricultural or environmentally sensitive area zoning districts may provide potable water and wastewater service in any fashion permitted by the Florida Department of Health or Florida Department of Environmental Protection.

SECTION 2. SEVERABILITY

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. EFFECTIVE DATE

This Ordinance shall take effect immediately upon a certified copy hereof being filed with the Florida Department of State.

DULY ADOPTED by the Board of County Commissioners of Columbia County, Florida, this 26th day of March, 2025.

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

By: _____
TIM MURPHY, Chair

Approved as to form and legality:

ATTEST: _____
JAMES M. SWISHER, Jr.
Clerk of Court

_____
Joel F. Foreman, County Attorney