

Columbia County
Planning & Zoning Board
August 27th, 2026 AGENDA

5:30 pm at 971 West Duval Street Suite 145 Lake City, Florida

MEMBERS:

Mike McKee, Chair
Gerald Solenski, Vice Chair
Walt Graham
Jeff Todd
Dalphus Johnson

- I. Call to Order**
 - a. Pledge of allegiance to the U.S. flag**
 - b. Invocation**
 - c. Roll Call**
 - d. As a courtesy, please place any mobile devices on silent mode.**

- II. Meeting Preamble**
 - a. Any person wishing to speak during public comment periods must sign-in on the sheet provided near the entrance.**
 - b. All testimony is being recorded and noted by the clerk. All participants shall state their name and address for the record, speak clearly into the microphone and only one person should speak at a time.**
 - c. Any materials presented by applicants or speakers at this meeting will become part of the public record and will be kept by this Board.**
 - d. The public hearings on zoning changes, site development plans, and zoning changes are quasi-judicial and all speakers will be sworn in prior to testimony. Decisions by the Board on these matters are final.**
 - e. At the discretion of the Chair, applicants will be provided ten (10) minutes to present their application to the Board. Public comments on applications will be limited to three (3) minutes per person. Applicants will be given five (5) minutes to respond or rebut any public comment.**

III. Quasi-Judicial Hearings:

SP260801 (Special Permit for Temporary Event)- A petition by BG Parkes, owner of Suwannee Valley Resort LLC, for a Special Permit for a Fall Festival event: September 30-October 4, 2026. Wed. 10:00 AM - 10:30 PM, Thurs.-Sat. 10 AM-11:30 PM, Sun. 10 AM- 3 PM. Request from Commission extension of event 1.5-hr past the 10pm Noise Ord per Article V Sec 74.106 Exceptions on the lands described as follows: Parcel # 18-2S-16-01638-000 Located at 786 NW Stephen Foster DR.

I. New Business

a. NONE

II. Staff Matters/Report

a. July 23, 2026 Planning and Zoning Board Meeting Minutes Approval

III. Other Matters to be Added at the Discretion of the Chair/For the Good of the Order

IV. Adjourn

COLUMBIA COUNTY, FLORIDA

STAFF REPORT

PLANNING & ZONING BOARD / BOARD OF COUNTY COMMISSIONERS

Special Permit – Temporary Outdoor Music Event

I. APPLICATION INFORMATION

Application Type: Special Permit (Temporary Use – Outdoor Concert/Event)
Project Name: Rockin' the River Music Event
Applicant / Agent: BG Parkes
Property Owner: Suwannee Valley Resort, LLC
Parcel ID: 18-2S-16-01638-000
Property Address: 786 NW Stephen Foster Drive, White Springs, Florida 32096
Acreage: Approximately 29.30 acres
Existing Zoning: A-3/ESA-2
Future Land Use: A-3/ESA-2

II. REQUEST

The applicant is requesting approval of a Special Permit to conduct a Temporary Outdoor Music Event from September 30 through through October 4, 2026.

Event Hours:
Wednesday: 10:00 AM – 10:30 PM
Thursday-Saturday: 10:00 AM – 11:30 PM
Sunday: 10:00 AM - 3:00 PM

The applicant further requests approval of up to 1.5-hour extension past the 10:00 PM Columbia County Noise Control Ordinance limitation pursuant to Article V, Section 74.106 (May only be granted by the Board of County Commissioners).

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property consists of approximately 29.30 acres and is developed as a campground and resort facility. The parcel is located along NW Stephen Foster Drive in White Springs near the Suwannee River corridor.

Surrounding Land Uses:
North: Rural / Riverfront properties
South: Rural residential and wooded lands
East: Undeveloped and recreational lands
West: Rural residential uses

IV. PROPOSED EVENT

The applicant proposes a multi-day outdoor music/fall festival event utilizing the existing resort grounds. Temporary staging, sound equipment, parking areas, security, and sanitation facilities will be provided. No permanent structures are proposed.

Coordination with the Columbia County Sheriff's Office and Fire Rescue is not required due to the fact that this is being held on private property and is a member's only event.

V. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

Pursuant to LDR Section 14.10 (Temporary Uses), outdoor concerts and similar uses require approval of a Special Permit. The proposed event qualifies as a Temporary Use subject to Board approval.

With appropriate conditions related to noise control, security, sanitation, traffic management, and public safety, the request is consistent with the intent of the Land Development Regulations.

VI. SPECIAL PERMIT REVIEW CRITERIA

The proposed temporary use is compatible with the existing recreational use of the property.

The event will not adversely affect public health, safety, or welfare with conditions.

Adequate access and emergency services can be provided.

The use is temporary and limited to specified dates.

The noise extension is subject to Board approval under Article V, Section 74.106.

VII. FINDINGS OF FACT

- The request qualifies as a Temporary Use requiring Special Permit approval.
- The property is of sufficient size to accommodate the proposed event.
- The noise extension request is within the authority of the Board of County Commissioners.

VIII. STAFF RECOMMENDATION

Staff recommends APPROVAL of the Special Permit for the Temporary Outdoor Music Event by the Planning and Zoning Board, including the request to the Board of County Commissioners for up to 1.5-hour noise extension, subject to conditions established by the Board of County Commissioners.



Columbia County Gateway to Florida

78444
FOR PLANNING USE ONLY

Application # SP 260801

Application Fee 750.00

Receipt No. 775003

Filing Date 8.7.2026

Completeness Date _____

Special Permit Application

A. PROJECT INFORMATION

1. Project Name: Swannee Valley Resort
2. Address of Subject Property: 780 NW Stephen Foster Dr
3. Parcel ID Number(s): 01638-000
4. Future Land Use Map Designation: AG
5. Zoning Designation: AG-3
6. Acreage: 29.3
7. Existing Use of Property: CAMP-RESORT FALL FESTIVAL
8. Proposed Use of Property: CAMP-RESORT
9. Duration of Proposed Temporary Use: SEPT 30 OCT 1, 2, 3, 4
LDR ARTICLE V SEC 74-106

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Ba Parties Title: OWNER
Company name (if applicable): SVR
Mailing Address: 780 NW Stephen Foster Dr
City: White Springs State: FL Zip: 32096
Telephone: 813 3004088 Fax: () Email: info@swanneevalleyresort.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.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

In accordance with the Columbia County Comprehensive Plan and Land Development Regulations ("LDRs"), certain uses are required to obtain a Special Permit from the Board of County Commissioners. Below is a list of uses that require a Special Permit from the Board of County Commissioners.

1. Bulkheads, Docks, and Similar Structures to be located on Perennial Rivers (Section 14.6).
2. Land and Water Fills, Dredging, and Mining (Section 14.7).
3. Temporary Uses (Section 14.10):
 - A. In agricultural, commercial, and industrial districts: commercial circuses, carnivals, outdoor concerts, and similar uses.
 - B. In agricultural and commercial districts: such uses similar to, but not limited to asphalt and concrete batch plants, excepting locations in high groundwater recharge, which provide materials for state and local government road projects.
4. Hazardous, Bio-Hazardous and Medical Waste Treatment Facilities (Section 14.11).
5. Intensive Agriculture (Section 14.12).

For all Special Permits, the following items are required for a complete application:

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
4. Legal Description with Tax Parcel Number.
5. Proof of Ownership (i.e. deed).
6. Agent Authorization Form (signed and notarized).
7. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

8. Fee. The application fee for a Special Permit Application varies by the type of Special Permit applied for. See fee resolution for a list of fees based upon use. No application shall be accepted or processed until the required application fee has been paid.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

BG Parkes

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

7 Aug 26
Date

Disclaimer

F.S. 125.022 Disclaimer: Issuance of a development permit or development order by Columbia County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Rockin the River
Music event -
Sept 30 - Oct 4, 2027
30th ends at 10³⁰
1, 2, 3 ends at 11³⁰
4th Inside ends at 3pm

Sec. 74-106. - Exemptions.

Sounds caused by the following are exempt from the prohibitions set out in [section 74-105](#):

- (a) Motor vehicles on traffic ways of the county, provided that the prohibition of [section 74-105\(b\)](#) continues to apply.
- (b) Repairs of utility structures which pose a clear and immediate danger to life, health, or significant loss of property.
- (c) Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger, provided that the prohibition contained in [section 74-105\(d\)](#) continues to apply.
- (d) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.
- (e) Repairs or excavations of bridges, streets or highways by or on behalf of any local government, the state, or the federal government, between the hours of 8:00 p.m. and 7:00 a.m., when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 8:00 p.m.
- (f) Outdoor school and playground activities. Reasonable activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including, but not limited to, school athletic and school entertainment events.
- (g) Other outdoor events. Outdoor gatherings, concerts, public dances, shows and sporting events, and other similar outdoor events and associated noise shall be exempt from this section, provided that a temporary use permit has been obtained, if required.
- (h) Hunting, fishing, and shooting sports. The discharge of firearms in the normal course of legal hunting activities or shooting sports including but not limited to skeet, trap, and target shooting. Noise created by or through the use of equipment or animals customarily incident to hunting, fishing, or shooting sports, including but not limited to sounds generated by dogs, boats, or other instrumentalities.
- (i) Nonresidential and multifamily residential construction projects approved and permitted by the county.
- (j) Outdoor concerts and events that are subject to the county's temporary use permitting requirements, and which are held on property designated for such use in the future land use map of the Columbia County Comprehensive Plan, shall be allowed to operate until 11:00 p.m. on Friday or Saturday, provided a temporary use permit has been obtained for the event.
- (k) All agricultural activities conducted on agricultural lands, whether such activities are for commercial or non-commercial purposes.

(Ord. No. 2020-07, § 1, 8-6-2020)

COLUMBIA COUNTY Property Appraiser

Parcel 18-2S-16-01638-000

<https://search.ccpafl.com/parcel/01638000162S18>

786 NW STEPHEN FOSTER DR

Owners

SUWANNEE VALLEY RESORT LLC
786 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

Use: 3600: CAMPS

Subdivision: DIST 3

Legal Description

COMM SE COR OF NW1/4, RUN N 60 FT FOR POB,
RUN W 823.11 FT TO E R/W OF RD, RUN N ALONG
R/W 1514.05 FT, NE'LY 305.93 FT TO RIVER,
SE ALONG RIVER TO E LINE OF NW1/4, S TO POB.
(AKA A PART OF STEPHEN FOSTER S/D.
(CAMPGROUND)...





Building and Zoning Department

Special Permit Application

Invoice

78444

Applicant Information

BG Parkes -owner
786 NW STEPHEN FOSTER DR

Invoice Date

08/07/2026

Permit

SP260801

Amount Due

\$750.00

Job Location

Parcel: 18-2S-16-01638-000
Owner: SUWANNEE VALLEY RESORT LLC,
Address: 786 NW STEPHEN FOSTER DR

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
08/07/2026	Fee: Special Temporary Use permit issued by the Board of County Commissioners	\$0.00	\$750.00
Amount Due:			\$750.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<https://www.columbiacountyfla.com>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

BG Parkes -owner
786 NW STEPHEN FOSTER DR

Method

Check 16122

Date of Payment

08/07/2026

Payment

775003

Amount of Payment

\$750.00

AppID: 78444 Permit #: SP260801
Special Permit
Parcel: 18-2S-16-01638-000
Owner: SUWANNEE VALLEY RESORT LLC,
Address: 786 NW STEPHEN FOSTER DR

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/07/2026	Fee: Special Temporary Use permit issued by the Board of County Commissioners	\$750.00
08/07/2026	Payment: Check 16122	(\$750.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email: bldginfo@columbiacountyfla.com

Website:
<https://www.columbiacountyfla.com>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.

NOTICE OF PUBLIC HEARING

CONCERNING A SPECIAL PERMIT AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, PLANNING AND ZONING BOARD. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Special Permit as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, at a public hearing on August 27, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida. A workshop for the Planning and Zoning board will be held prior at the same location starting at 4:30pm.

SP260801- A petition by BG Parkes, owner of Suwannee Valley Resort LLC, for a Special Permit for a Fall Festival event: September 30-October 4, 2026. Wed. 10:00 AM - 10:30 PM, Thurs.-Sat. 10 AM-11:30 PM, Sun. 10 AM- 3 PM. Request from Commission extension of event 1.5-hr past the 10pm Noise Ord per Article V Sec 74.106 Exceptions on the lands described as follows: Parcel # 18-2S-16-01638-000 Located at 786 NW Stephen Foster DR.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the Special Permit. Copies of the Special Permit application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119