



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: 2/12/2025 Meeting Date: 2/20/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Z241203, a petition by Brody Pack, agent for John McClain, for a change in the Zoning atlas from RSF-2 to RSF-MH-2 in lands as described below:
Parcel # 09-4S-17-08301-017 - District 5, Murphy

2. Recommended Motion/Action:

approve

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
2/20/2025

District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

February 24, 2025

via electronic mail

Brody Pack
BKP Permitting LLC
6470 147th Rd
Live Oak, FL 32060

Re: Z241203

Mr. Pack,

Please use this letter as notification that your application, Z241203, as submitted on December 20, 2024 for a re-zoning request was approved on February 20, 2025 by the Columbia County Board of County Commissioners.

Louie Goodin
County Planner
Columbia County, Florida

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

68729

FOR PLANNING USE ONLY

Application # Z 7 241203

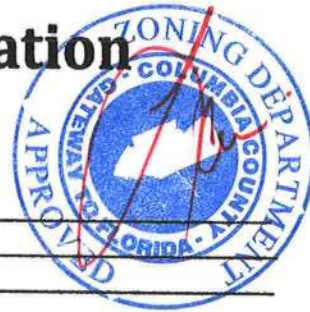
Application Fee \$1,850.00

Receipt No. 71A255

Filing Date 12-20-2024

Completeness Date 2-20-2025

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application



A. PROJECT INFORMATION

1. Project Name: McClain New Home
2. Address of Subject Property: TBD SE Klondike Place Lake City, FL
3. Parcel ID Number(s): 09-4S-17-08301-017
4. Future Land Use Map Designation: _____
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: RSF/MH-2
7. Acreage: 5
8. Existing Use of Property: Vacant
9. Proposed use of Property: Residential

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brody Pack Title: _____
Company name (if applicable): BKP Permitting, LLC
Mailing Address: 6470 147th Road
City: Live Oak State: FL Zip: 32060
Telephone: (503) 689-6563 Fax: () Email: nfpermitting@icloud.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): John McClain IV
Mailing Address: 220 SE Klondike Place
City: Lake City State: FL Zip: 32025
Telephone: (386) 292-2447 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

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Section 16.2 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing *conditions on the property proposed for change*.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.
 - p. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,850.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. 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.

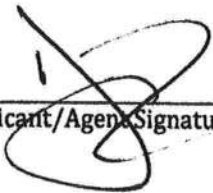
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Brody Pack

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

12/19/24
Date

Addendum A

3. Concurrency Impact: the proposed change will have no significant impact on any public facilities as it does not increase the density and simply allows for a manufactured home or site-built home. It will have no impact on potable water or sanitary sewer as the home will be on a private well and private septic system. The impact of an additional single dwelling on the transportation, solid waste services and public schools is miniscule.

4a. – This is family land with the owner's father and grandfather owning the land to the east and the west of the parcel. The property is accessed by a private easement continuation of SE Klondike Place through family land. There was previously a mobile home on this property in the 1980's. The proposed change is matching previously approved zoning changes within the neighborhood (331 SE Piute Way and 400 SE Piute Way) and would be in conformance with the county's comprehensive plan and will have no adverse effect on said plan.

4b – no impact on the existing land use pattern.

4c - This will not create an isolated district as it will match previously approved zoning within the neighborhood.

4d – this change will not increase the density of the area therefore no possible increase of the load on public facilities.

4e – the proposed change will simply allow the same zoning for this parcel as previously granted to others in the neighborhood. It is a natural extension of this district.

4f – the current economic conditions including the increasing inflation have made it very difficult for the landowner to afford to build a site built home sufficient for his needs. The only economical option for his family in the current and foreseeable future is a manufactured home.

4g – the proposed change will have no impact on the living conditions of the area as it will not be visible or accessible to anybody in the neighborhood. It will match the zoning of other properties within the neighborhood.

4h – the proposed change will not increase traffic or affect public safety.

4i – the proposed change will not create any drainage issues.

4j - the proposed change will not reduce the light and air quality to the adjacent areas.

4k – the proposed change will have no adverse effect on the property values of the adjacent areas as it matches previously approved zoning changes in the neighborhood. The property to the north is county owned greenspace with no development. The property to the west is the

property owner's grandfather's property and the property to the east is the property owner's father's property. The property to the south is vacant rural property.

4l – the proposed change will have no impact on the improvement or development of the adjacent properties.

4m – the proposed change does not grant any special privilege to the landowner as it matches the previously approved zoning changes in the immediate area.

4n – the current economic conditions impede the construction of a site-built residence for the landowner and therefore without the proposed change the landowner is unable to have his necessary residence on the property.

4o – the proposed change is not out of scale with the neighborhood as it does not increase the density and matches previously approved zoning changes in the area.

4p – the use of any other property for the landowners' needs would require significant economic resources not available to him for the purchase of new land. This is family land available to him which allows for him to raise his family next door to grandparents and great grandparents.

Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 09:54:19 GMT-0500 (Eastern Standard Time)



Parcel No: 09-4S-17-08301-020
Owner: COLUMBIA COUNTY, FLORIDA
Subdivision:
Lot:
Acres: 4.749495
Deed Acres: 5 Ac
District: District 5 Tim Murphy
Future Land Uses: Conservation, Residential - Low
Flood Zones: AH
Official Zoning Atlas: CSV, RSF-2

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 implied 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.

LIMITED POWER of ATTORNEY
Consent for County Permit Applications

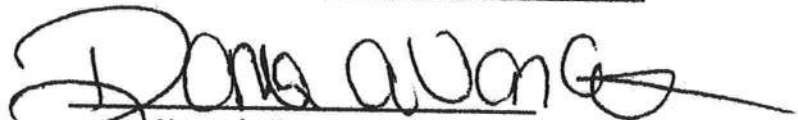
I, John R McClain IV, do hereby authorize Brody Rack
to be my representative and act on my behalf in all aspects of applying for a
Manufactured Home Permit to be placed on my property, parcel ID
09-45-17-08301-01.

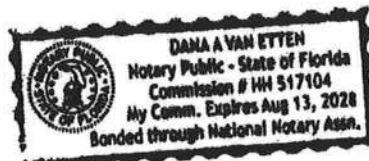
I understand that this could result in an assessment for solid waste and fire
protection services levied on this property.

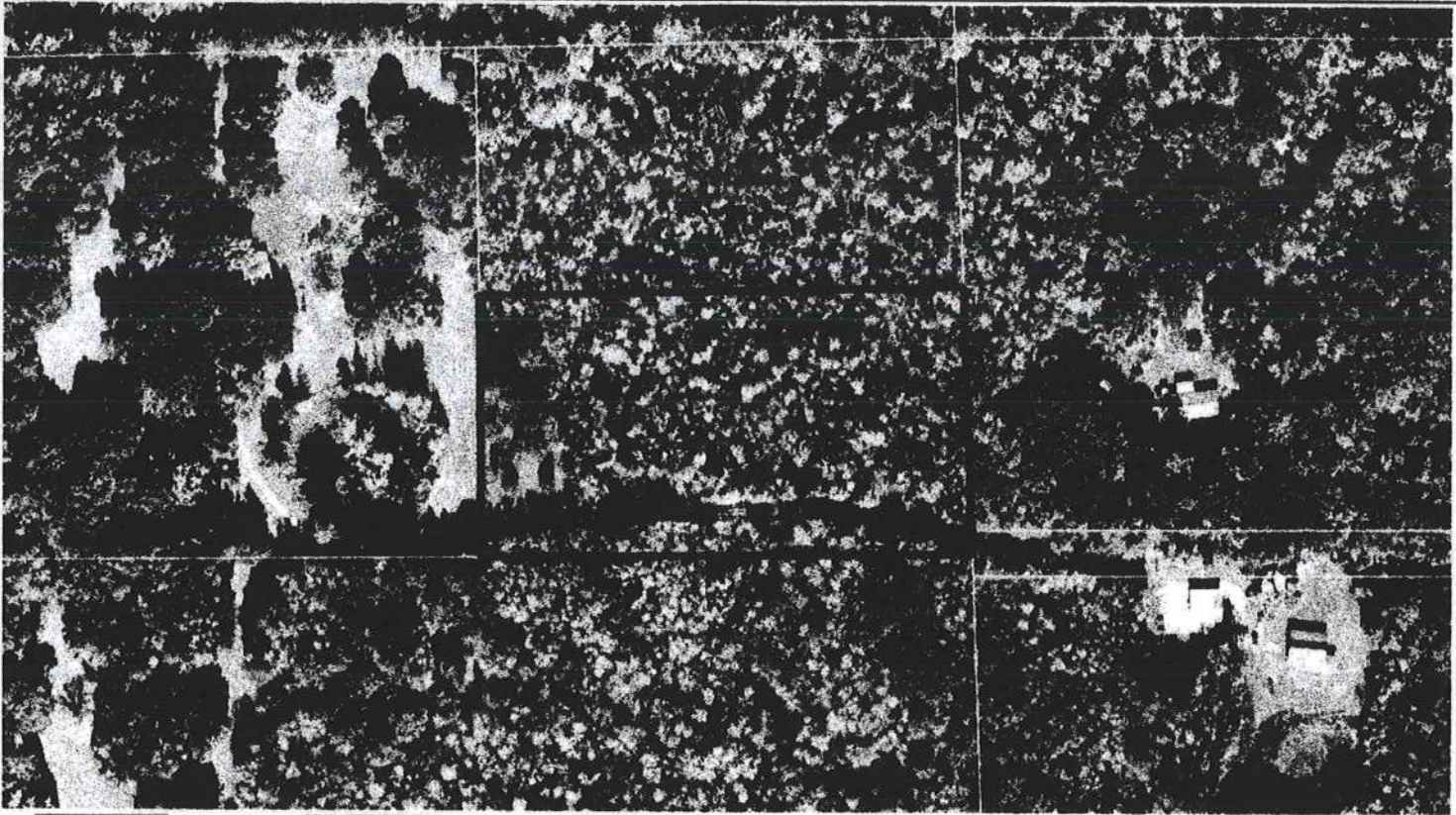
Dated this 12 day of December, 2024.

Owner: John McClain

Sworn to and described before me this 12, day of December, 2024.


Notary's Signature





018036054072090010801260144016201800 ft

Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-768-1083

PARCEL: 09-4S-17-08301-017 (30142) | VACANT (0000) | 5 AC

S1/2 OF SE1/4 OF SW1/4 OF NW1/4. 434-78, 844-498, 899-71, 760-865, 783-1361, 785-1435, 787-825, DC 1327-2447, LE 1368-81, WD 1528-1461.

MCCLAIN JOHN R IV

Owner: 220 SE KLONDIKE PL

LAKE CITY, FL 32025

Site:

Sales 11/1/2024 \$100 V (U)

7/31/2018 \$100 V (U)

Info 3/7/1994 \$2,500 V (U)

Mkt Lnd

Ag Lnd

Bldg

XFOB

Just

2025 Working Values

\$10,125 Appraised

\$0 Assessed

\$0 Exempt

\$0 Total

\$10,125 Taxable

county:\$0 city:\$0

other:\$0 school:\$0



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

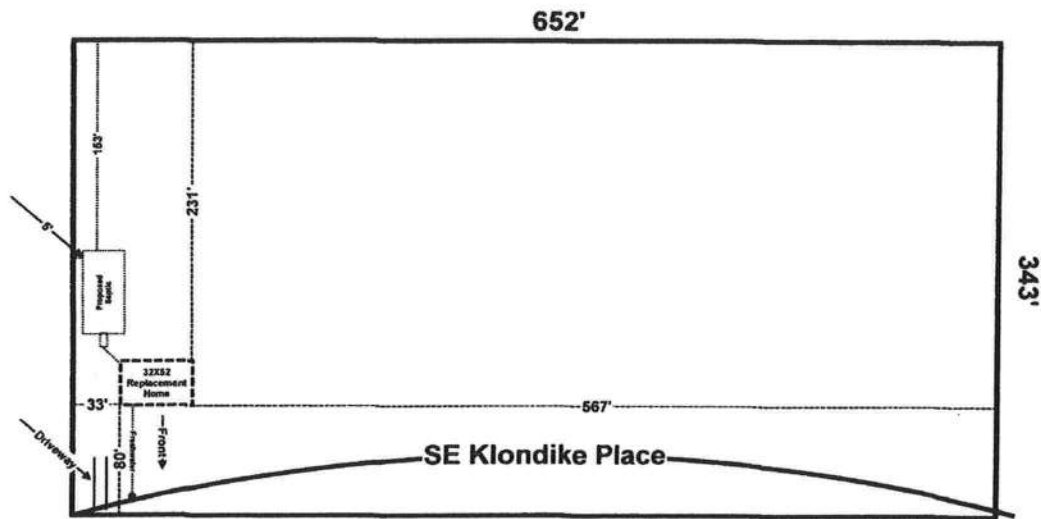
<https://columbia.floridapa.com/gis/gisPrint/>

Page 1 of 1



[Signature]

Brody Pack
12/13/24



John McClain IV
Parcel: 09-4S-17-08301-017
TBD SE Klondike Place, Lake City, FL

Scale 1" = 100'
5 Acres
Columbia County

PROPERTY DESCRIPTION

THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND BEING THE SAME PROPERTY
CONVEYED IN BOOK NO. 519, PAGE 180 IN THE PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORID,

PREPARED BY & RETURN TO:

Name: JOHN R. MCCLAIN

Address: 220 SE KLONDIKE PL.
LAKE CITY, FL 32025

Parcel No.: 09-4S-17-08301-017

Inst: 202412023571 Date: 12/02/2024 Time: 1:55PM
Page 1 of 1 B: 1528 P: 1461, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1ST day of **NOVEMBER, 2024**, by **JOHN RANDALL MCCLAIN A/K/A JOHN RANDALL MCCLAIN JR., A WIDOWER** hereinafter called the Grantor, to **JOHN R. MCCLAIN, IV**, whose post office address is 220 SE KLONDIKE PL. LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Columbia, State of Florida, viz:

**THE S ½ OF THE SE ¼ OF THE SW ¼ OF THE NW ¼ AND BEING THE SAME PROPERTY
CONVEYED IN BOOK NO. 519, PAGE 180 IN THE PUBLIC RECORDS OF COLUMBIA
COUNTY, FLORID.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST SAME
LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

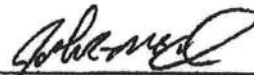
Signed, sealed and delivered in the presence of:



Witness Signature

Printed Name: Matthew R Lupp

Witness Address: 546 SE OAKWOOD MH RD
LAKE CITY FL 32025



Name: JOHN RANDALL MCCLAIN A/K/A JOHN RANDALL

MCCLAIN JR.

Address: 222 SE KLONDIKE PL., LAKE CITY, FL 32025



Witness Signature

Printed Name: Jason Floyd

Witness Address: 281 SW Cypress
Lake Rd Lake City FL 32024



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Tax Record

Last Update: 11/5/2024 2:00:02 AM EST

Register for eBill

Details

[Print View](#)
[Legal Desc.](#)
[Tax Payment](#)
[Payment History](#)
[Print Tax Bill](#)
[Change of Address](#)

Searches

[GEO Number](#)
[Owner Name](#)
[Property Address](#)
[Mailing Address](#)

Site Functions

[Pay Online](#)
[Local Business Tax](#)
[Contact Us](#)
[County Login](#)
[Home](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
008301-017	REAL ESTATE	2023
Mailing Address		Property Address
MCCLAIN JOHN RANDALL 222 SE KLONDIKE PL LAKE CITY FL 32025		GEO Number 094517-08301-017
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
13 8021	002	
Legal Description (click for full description) 09-45-17 0000/00005.00 Acres S1/2 OF SE1/4 OF SW1/4 OF NW1/4. 434-76, 644-498, 699-711, 760-865, 783-1361, 785-1439, 787-525, DC 1327-2447, LE 1368-81.		
Ad Valorem Taxes		
Levying Authority	Rate	Assessed Exemption
BOARD OF COUNTY COMMISSIONERS	7.8150	Value Amount Value
COLUMBIA COUNTY SCHOOL BOARD		Value Levied
DISCRETIONARY	0.7480	\$0 \$0.00
LOCAL	3.2170	\$0 \$0.00
CAPITAL OUTLAY	1.5000	\$0 \$0.00
SUMMER BEYER WATER MGT DIST	0.3113	\$0 \$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0 \$0.00
Total Millage	13.5914	Total Taxes \$0.00
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.19
Total Assessments		\$3.19
Taxes & Assessments		\$3.19
If Paid By	Amount Due	
	\$0.00	
Date Paid	Transaction	Receipt
3/28/2024	PAYMENT	9924650.0002
	Item	Amount Paid
	2023	\$3.19

Prior Years Payment History



Zoning Department

Receipt Of Payment

Applicant Information

BRODY PACK
tbd

Method

Credit Card
13693362

Date of Payment

12/23/2024

Payment

769255

Amount of Payment

\$1850.00

AppID: 68729 Development #: Z241203
Site Specific Amendment to the Official Zoning Atlas (Rezoning)
Parcel: 09-4S-17-08301-017
Address: tbd

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

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

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/20/2024	Fee: Amend the Official Zoning Atlas	\$1850.00
12/23/2024	Payment: Credit Card 13693362	(\$1850.00)
		\$0.00

NOTICE OF PUBLIC HEARING

CONCERNING A ZONING AMENDMENT AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, 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 the Zoning Amendment, as described below, will be heard by the Board of County Commissioners, of Columbia County, Florida, at a public hearing on February 20, 2025 at 5:30p.m., or as soon thereafter as the matters can be heard, in the SCHOOL BOARD OF COLUMBIA CO Administrative Offices, 372 W DUVAL ST LAKE CITY, FL

**Z241203, a petition by Brody Pack, agent for John McClain, for a change in the Zoning atlas from RSF-2 to RSF-MH-2 in lands as described below:
Parcel # 09-4S-17-08301-017:**

S1/2 OF SE1/4 OF SW1/4 OF NW1/4. 434-76, 644-498, 699-71, 760-865, 783-1361, 785-1435, 787-825, DC 1327-2447, LE 1368-81, WD 1528-1461,

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This deed is made subject to all restrictions and easements, if any, of record, and the lien for current taxes.

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 Zoning Amendment.

Copies of the Rezoning 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 info call Louie Goodin at (386)7547119