

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0609, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrence Management Assessment concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrence Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

Section 1. Z 0609, an application by Jeff Hardee, agent for Michael Hammerle, owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the zoning district is hereby amended from RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") for the property described, as follows:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 252B, ALSO KNOWN AS THE SW CORNER LOT 1 OF "CYPRESS CREEK SUBDIVISION" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 128 & 129 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 01°03'00" E, ALONG SAID EAST RIGHT-OF-WAY, 1123.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUES 010° 32'00" E, ALONG SAID RIGHT-OF-WAYLINE, 220.54 FEET; THENCE N 87°02'13" E, 974.68 FEET; THENCE N 02°02'25" W, 220.50 FEET; THENCE S 87°02'13" E, 974.68 FEET TO THE POINT OF BEGINNING.

Containing 4.94 acres, more or less.

Tax Parcel Number 03-4S-16-02725-003

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

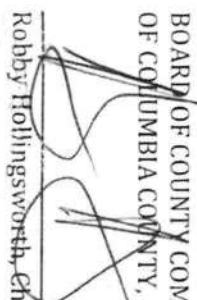
Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of County Commissioners this 20th day of October 2022.

Attest:


James M. Swisher, Jr., County Clerk

BOARD OF COUNTY COMMISSIONERS
OF COLUMBIA COUNTY, FLORIDA

Robby Hollingsworth, Chairman

APPROVED AS TO FORM AND LEGALITY:


Joel Foreman, County Attorney