

District No. 1 - Ronald Williams
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



September 19, 2023

VIA ELECTRONIC MAIL

Re: PZ SDP - 2216
Determination Letter

Dear Mrs. Humphries at the August 24, 2023 Columbia County Planning and Zoning Board, the Board approved application (SDP-2216) for allowing construction of Container park facility. Attached are copies of resolutions for your records.

If you have any questions, please do not hesitate to contact me at troy_crews@columbiacountyfla.com (386) 758-1040.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Crews".

Troy Crews Interim
Community Development Coordinator
Land Development Regulations Admin.

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

RESOLUTION NO. PZ SDP 2216

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR CONSTRUCTION OF A CONTAINER PARK BUSSINESS LOCATED IN (CI) COMMERCIAL INTENSIVE ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated In Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

- a. a site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
- b. statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
- c. density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
- d. ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
- e. location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

- f. proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
- g. manner of storm water management will not adversely affect the provisions for storm water management on adjacent and nearby properties and overall public storm water management capacities;
- h. provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
- i. utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
- j. recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
- k. general amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
- l. said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 2216, an application by Tori Humphries agent for Michael Woods. to construct a container park for retail and entertainment located within Commercial Intensive (CI) zoning district in accordance with a site and development plan dated 10-2022 and revised 8-14-23 , and submitted as part of the application dated November 7, 2022 to be located on property described, as follows:

Official Records Book 1464, Pages 1900-1901

Section 2: All of the Southeast 1/4 lying Westerly of I-75 and Southeasterly of State Road 247, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the South line of the Southeast 1/4 of Section a of Section 2, Township 4 South, Range 16 East, Columbia County, Florida and the Southeasterly right of way line of State Road No. 247, said right of way line being 50 feet Southeasterly of the centerline of said State Road as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line, 310.89 feet to a change in right of way width; thence South 49 degrees 24 minutes 06 seconds East, 25.00 feet to a point 75.00 feet Southeasterly from said centerline of State Road No. 247 as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line 449.96 feet to a bend in said right of way; thence North 66 degrees 29 minutes 30 seconds East, still along said right of way line, 137.14 feet to a point on the Westerly right of way line of Interstate No. 75 (State Road No. 93), a 300-foot wide, limited access right of way; thence South 24 degrees 49 minutes 52 seconds East, along said Easterly right of way line, 646.04 feet to its intersection with the aforementioned South

line of the Southeast 1/4; thence South 88 degrees 07 minutes 30 seconds West along said South line 911.66 feet to the POINT OF BEGINNING.

The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to the conditions and safeguards hereinafter specified on the attached Exhibit "A"

Section 2. A site and development plan made a part of this resolution by reference, shall govern the development of the above-described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 3. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

Section 4. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

Section 5. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 24th day of AUGUST 2023.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:



M. Troy Crews, Secretary to the
Planning and Zoning Board



Jock Phelps Vice Chairman

EXHIBIT A

- 1) There shall be no Flashing Lights or signs situated upon the site in any manner which may constitute a distraction to drivers on I-75 or State Road 247
- 2) In the interest of safety there shall be Fencing along the property line adjacent to Highway 247
- 3) To deter any parking within the Right of Way of Highway 247, signage shall be maintained by the owner to indicate that such parking is prohibited.