



**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: 10/8/2024 Meeting Date: 10/17/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Second public hearing on application Z240801 request by Triskall, LLC

2. Recommended Motion/Action:

recommend approval by Planning and Zoning Board

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

66565

FOR PLANNING USE ONLY
Application # Z <u>240801</u>
Application Fee \$1,850.00
Receipt No. _____
Filing Date <u>8.9.2024</u>
Completeness Date _____

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

A. PROJECT INFORMATION

- Project Name: AVA CREST
- Address of Subject Property: 2751 SW SR 47, LAKE CITY, FL
- Parcel ID Number(s): 19-4S-17-08496-000
- Future Land Use Map Designation: COMMERCIAL
- Existing Zoning Designation: CI
- Proposed Zoning Designation: RMF-1
- Acreage: 10
- Existing Use of Property: RESIDENTIAL
- Proposed use of Property: MULTI-FAMILY DUPLEXES

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: () Email: ccpewyo@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.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): TRISKAL LLC
 Mailing Address: 1231 W NORTHERN LIGHTS BLVD
 City: ANCHORAGE State: AK Zip: 99503
 Telephone: (386) 365.0571 Fax: () Email: aucare@att.net

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

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.08.16 12:50:47 -04'00'

BOUNDARY SURVEY

SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PARCEL DESCRIPTION - OFFICIAL RECORDS BOOK 408, PAGE 95

TRACT #4 ACCORDING TO THAT CERTAIN SECTION RECORDED IN OFFICIAL RECORD BOOK 95, PAGE 468 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN RESPECT TO THE DIVISION OF LANDS BY HEIR OF BELUC P. SHAPRY, DECEASED. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT A POINT ON LAND LINE 650 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT NO. 3 OF SEC. 19, T. 4 S., R. 17 E., AND BEING 1/4 ACRES, BEING ALONG LAND LINE A DISTANCE OF 200 FEET, THENCE S10° 00' 00" W PARALLEL TO SOUTH LAND LINE OF SAID TRACT NO. 3 OF SEC. 19 TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 47, THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT NO. 3, AS SHOWN IN SAID CERTAIN RECORD REFERRED TO ABOVE, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT NO. 3 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

THIS SURVEY IS BASED ON THE DEED OF RECORD (OFFICIAL RECORDS BOOK 408, PAGE 95 & OFFICIAL RECORDS BOOK 10, PAGES 482-484), ON PRIOR SURVEYS BY SULLY, BISHOP, AND LANE, L.B., W.C. HALE, PLUS FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF STATE ROAD NUMBER 47, AND ON EXISTING MONUMENTATION FOUND IN PLACE AS SHOWN HEREOF.

BEARINGS ARE BASED ON SAID DEED OF RECORD, AND IS REFERENCED TO THE MONUMENTED NORTH LINE OF SAID DEED, AS BEING TRUE WEST.

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARY OF SAID DEED OF RECORD AND SHOW PERTINENT MONUMENTATION ALONG THE BOUNDARY OF SAID PARCEL.

THE HORIZONTAL COORDINATES FOR THIS SURVEY IS ON AN ASSUMED DATUM.

IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREOF.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS FOR THE DESCRIBED LAND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THAT ARE NOT SHOWN HEREOF.

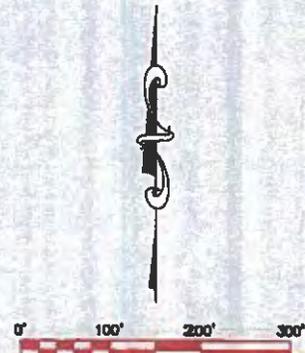
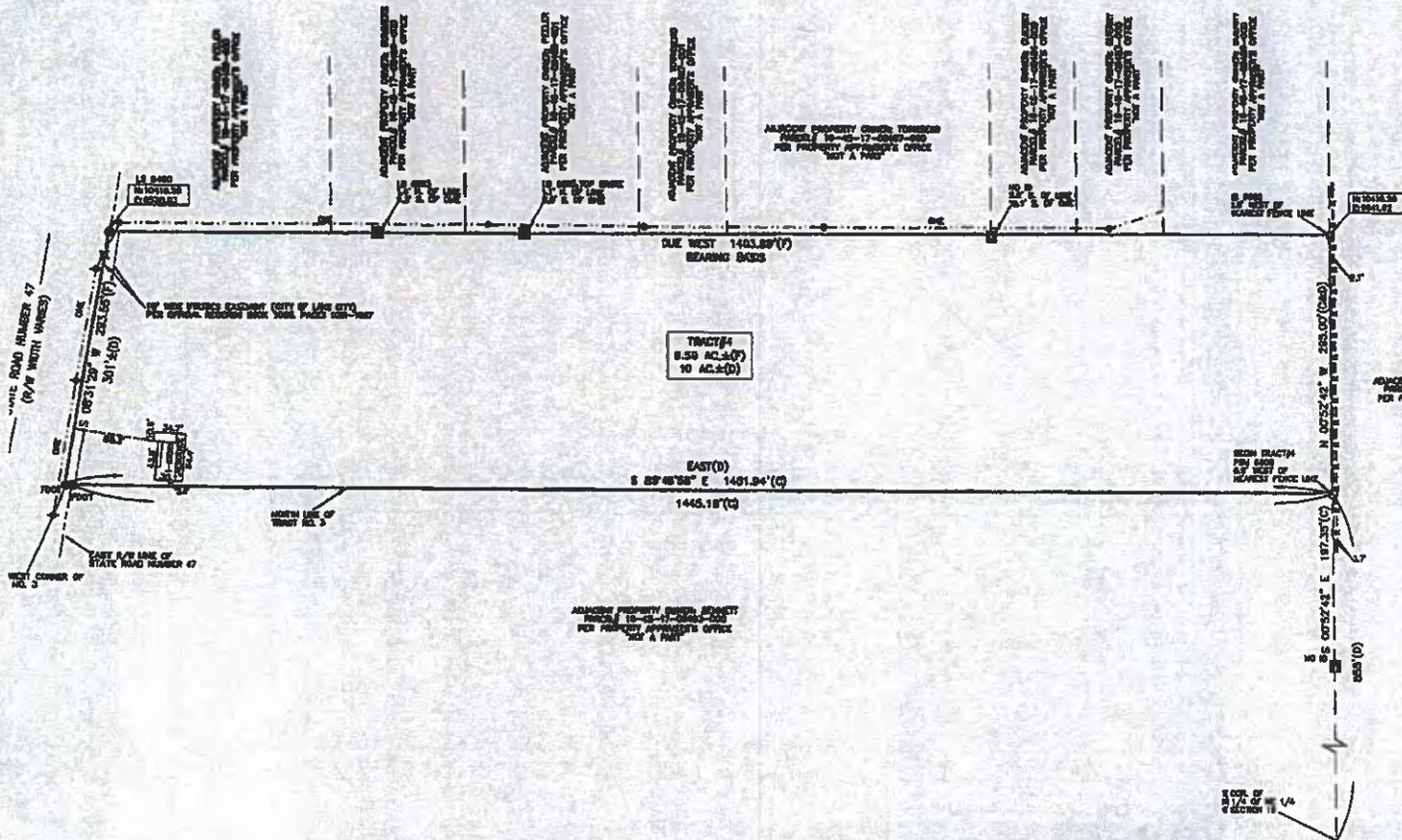
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

FOR THE PURPOSES OF CLARITY FENCE LINES SHOWN MAY NOT BE TO SCALE.

THIS SURVEY WAS REQUESTED BY WALTER WEAVER.

LEGEND

- These standard symbols may be found in the drawing.
- TELEPHONE PEDESTAL
 - 4" WELL
 - /— OVERHEAD ELECTRIC POWER POLE
 - SERVICE POLE
 - ⊙ ELECTRIC METER
 - (T) FIELD MEASUREMENT
 - (D) DEED MEASUREMENT
 - (C) CALCULATED MEASUREMENT
 - R/W RIGHT OF WAY CORNER
 - +— FIELD FENCE (UNLESS NOTED OTHERWISE)
 - AC ACRES
 - FOUND 4"x4" CONC. MONUMENT
 - FD 5/8" REBAR & CAP
 - SET 5/8" REBAR & CAP, PSM 6808
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - RS REGISTERED LAND SURVEYOR
 - PROP. PROPERTY
 - FIN. FENCE
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION IDENTIFICATION
 - D LICENSED BUSINESS
 - ← CUY ANCHOR
 - PA FOUND
 - SUBDIVISION
 - 3/4 PERMANENT REFERENCE MONUMENT
 - FIELD HORIZONTAL COORDINATES (ASSUMED)



JOHN C. DRIGGERS
PROFESSIONAL SURVEYOR AND MAPPER NO. 6509

DATE OF SIGNATURE
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN C. DRIGGERS PROFESSIONAL SURVEYOR AND MAPPER 5377 SOUTHWEST 35TH AVENUE JAIPEL, FLORIDA 32082 (386) 838-4988		
DATE OF FIELD SURVEY: JANUARY 25, 2019		
DRAWN: JCD	CHECKED BY: JCD	FIELD BOOK 002
SCALE 1" = 100'	PROJECT NO. 19-002	

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 16, 2024

re: Ava Crest Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have no impact on the existing infrastructure, public utilities or schools. The site will have no sewer or water connections. No trash disposal will be available on-site. The ultimate build-out assumes 60 units (30 duplexes). The project will be constructed in phases.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 210
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 574 Peak PM trips 61 Total ADT
- Potable Water: 18000 gallons per day
- Potable Water: 18000 gallons per day
- Solid Waste: 2686 CY per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
84E7500032FEE, cn=Carol Chadwick
Date: 2024.08.16 12:50:35 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24209

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Units	Total ADT	Total PM Peak
210	single family home (duplexes)	9.57	1.01	60.00	574.20	60.60

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Duplexes	300.00	60	18000

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Duplexes	300.00	60	18000

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	CY per Year	S.F.	CY per Year
Duplexes	43.80	60.00	2628.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 27, 2024

re: Ava Crest Analysis of the Requirements of Section 16.2 of the Land Development Regulations

The Ava Crest proposed zoning change is consistent with Columbia County's requirements of Section 16.2 of the Land Development Regulations. A multi-family development is constant with similar uses in the adjacent areas.

- a) Whether the proposed change would be in conformance with the County's comprehensive plan or would have an adverse effect on the County's comprehensive plan.

Analysis: The proposed zoning and land use change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject property is located with direct access to SW SR 47. Other properties in the area are currently zoned residential.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: Other properties in the area are currently zoned residential.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will be used for a duplex multi-family development. More families will utilize schools utilities and street.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: Existing boundaries are not illogically drawn.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: The requested changes will allow for more housing in the area.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

□

Analysis: The subject property will have direct access to SW SR 47 and will not negatively affect living conditions.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: The traffic increase will only affect SW SR 47.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The zoning change will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect the surrounding land values.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner as other properties along SW Sisters Welcome Road are currently used for commercial activities.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The proposed multi-family use in not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: The subject property has direct access to SW SR 47.

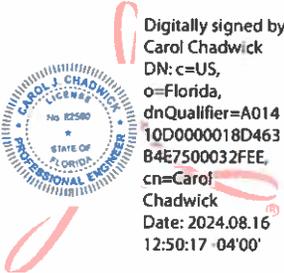
- p) Whether it is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:
 - i. The need and justification 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.

□

Analysis: The proposed use of a multi-family will be unobtrusive to the neighbors.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL240209



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 19-4S-17-08496-000 (31632) | SINGLE FAMILY (0100) | 10 AC

BEG 855 FT N OF SE COR OF NW1/4 OF NE1/4, RUN N 295 FT, W TO SR-47, SW 301 FT, E TO POB. AKA TRACT # 4.
DC 1228-2046, PB 1278-2056, PR 1291-1191, WD

TRISKAL LLC
 Owner: 1231 WEST NORTHERN LIGHTS BLVD
 #911
 ANCHORAGE, AK 99503
 Site: 2751 SW STATE ROAD 47, LAKE CITY
 Sales 2/21/2024 \$485,000 I(Q)
 3/17/2022 \$100 I(U)
 Info 3/11/2022 \$450,000 I(Q)

2025 Working Values			
Mkt Lnd	\$300,000	Appraised	\$384,201
Ag Lnd	\$0	Assessed	\$384,201
Bldg	\$82,651	Exempt	\$0
XFOB	\$1,550	county:	\$384,201
Just	\$384,201	Total	city:\$0
		Taxable	other:\$0
			school:\$384,201

NOTES:

Columbia County, FL



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: 10/3/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

RESOLUTION NO. PZ/LPA Z240801

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, DENIAL OF AN AMENDMENT OF ONE-HUNDRED OR LESS ACRES OF LAND TO THE ZONING ATLAS OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR REZONING PROPERTY FROM RESIDENTIAL COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MUTI-FAMILY (RMF-1) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, as amended, 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 recommend to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the Columbia County Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

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

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, THAT THE FOLLOWING REQUEST BE DENIED:

Section 1. Z240801 A petition by Carol Chadwick, agent for Triskall LLC, for an amendment to change the Zoning from Commercial Intensive (CI) to Residential Multifamily – 1 (RMF-1) on the lands as described below:

Parcel # 19-4S-17-08496-000

BEG 855 FT N OF SE COR OF NW1/4 OF NE1/4, RUN N 295 FT, W TO SR-47, SW 301 FT, E TO POB. AKA TRACT # 4. DC 1228-2046, PB 1278-2056, PR 1291-1191, WD 1461-2773, WD 1463-1076, WD 1512-1167

RECOMMENDATION TO APPROVED PASSED AND DULY ADOPTED in SPECIAL session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 26nd day of SEPTEMBER, 2024.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF
COLUMBIA COUNTY, FLORIDA

Attest:

Louie Goodin, Secretary to the
Planning and Zoning Board

Jock Phelps , Vice - Chair

ORDINANCE NO. 2024-20

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE TEXT OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR THE REZONING PROPERTY FROM COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIFAMILY - 1 (RMF-1) OF LANDS DESCRIBED BELOW OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES; 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 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, concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that a need and justification exists for the approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, is consistent with the purposes and objectives of the comprehensive planning program and the Comprehensive Plan;

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, will further the purposes of the Land Development Regulations and other ordinances, regulations and actions designed to implement the Comprehensive Plan; 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.

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

Section 1. Z240801 A petition by Carol Chadwick, agent for Triskall LLC, for an amendment to change the Zoning from Commercial Intensive (CI) to Residential Multifamily – 1 (RMF-1) on the lands as described below:

Parcel # 19-4S-17-08496-000

BEG 855 FT N OF SE COR OF NW1/4 OF NE1/4, RUN N 295 FT, W TO SR-47, SW 301 FT, E TO POB. AKA TRACT # 4. DC 1228-2046, PB 1278-2056, PR 1291-1191, WD 1461-2773, WD 1463-1076, WD 1512-1167

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 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 regular session with a quorum present and voting,

by the Board of County Commissioners this 17TH DAY OF OCTOBER, 2024.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

James M. Swisher, Jr., County Clerk

Ronald Williams, Chairman