



## 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 240801

Application Fee \$1,850.00

Receipt No. \_\_\_\_\_

Filing Date 8.9.2024

Completeness Date \_\_\_\_\_

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

### A. PROJECT INFORMATION

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

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. 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.**

3. 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'







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, 9<sup>th</sup> 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,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.08.16  
12:50:17 -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 #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 MULTI-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 26<sup>nd</sup> day of SEPTEMBER, 2024.

Attest:

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

---

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 17<sup>TH</sup> DAY OF OCTOBER, 2024.

Attest:

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

\_\_\_\_\_  
James M. Swisher, Jr., County Clerk

\_\_\_\_\_  
Ronald Williams, Chairman