



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: 11/13/2024 Meeting Date: 11/21/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Petition # CPA241001 requesting an amendment to the future Land Use Map from Residential - Low and Commercial to CHI on certain lands. Site is 250 NW Turner Avenue. This is in District #3.

2. Recommended Motion/Action:

Approve CPA241001 requesting an amendment to the future Land Use Map from Residential - Low and Commercial to CHI

3. Fiscal impact on current budget.

This item has no effect on the current budget.

ORDINANCE NO. 2024-24

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 CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COMMERCIAL to RESIDENTIAL - MEDIUM 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. CPA241001 A petition by Lance Jones, agent for Ashman Holdings, LLC, for an amendment to change the Future Land Use from Residential - Low and Commercial to CHI on the lands as described below:

Parcels #'s 33-3S-16-02441-000, 33-3S-16-02441-002, 33-3S-16-02441-001, 33-3S-16-02441-004
COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD, RUN SW 6 DEG ALONG R/W 139.17 FT FOR POB, CONT S ALONG R/W 120.83 FT, W 255.54 FT, NE 20 DEG 67.39 FT, SE 83 DEG 53.74 FT, NE 20 DEG 41.32 FT, E 177.22 FT TO POB. EX ADDN'T RD R/W DESC ORB 1034-2747 484-229, 744-2167, 759-1177, 764-631, 852-947, DC 1286-1247, WD 1486-2769 and COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD FOR POB, RUN S ALONG R/W 139.17 FT, W 177.22 FT, S 41.32 FT, W 53.74 FT, S 67.39 FT, W 161.75 FT, N 235.44 FT, E 363.98 FT TO POB. EX ADDN'T RD R/W DESC ORB 1034-2747 837-2466, DC 12861247, WD 1486-2769 and COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD, RUN S ALONG R/W 260 FT, W 417.29 FT FOR POB, CONT W 102.81 FT, NE 20 DEG 226.22 FT TO N LINE OF SE1/4 OF NE1/4, E 105.33 FT, SW 20 DEG 235.44 FT TO POB. 783-2389, 859-647, DC 1286-1247, WD 1486-2769 and COMM NE COR OF SE1/4 OF NE1/4, W 25 FT TO W R/W TURNER RD, S 260 FT, W 520.10 FT FOR POB, CONT W 102.8 FT, NE 20 DEG 217 FT, E 105.33 FT, SW 20 DEG 226.22 FT TO POB. (AKA PARCEL 6), 801-1435, 823-1590, 839-148, DC 1286-1247, WD 1486-2769

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 14TH DAY OF NOVEMBER, 2024.

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

Attest:

James M. Swisher, Jr., County Clerk

Chairman

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Columbia County Gateway to Florida

67295

FOR PLANNING USE ONLY	
Application # CPA 241001	
Application Fee \$ 1750.00	
Receipt No. _____	
Filing Date <u>10-2-2024</u>	
Completeness Date _____	

Comprehensive Plan Amendment Application

REC
11/14

A. PROJECT INFORMATION

1. Project Name: 1075 RV
2. Address of Subject Property: 250 NW Turner Ave
3. Parcel ID Number(s): 33-3S-16-02441-000, 33-3S-16-02441-002, 33-3S-16-02441-001, 33-3S-16-02441-004
4. Existing Future Land Use Map Designation: Commercial General and Residential Single Family-2
5. Proposed Future Land Use Map Designation: Highway Interchange
6. Zoning Designation: Commercial General and Residential Single Family-2
7. Acreage: 3.26
8. Existing Use of Property: Vacant
9. Proposed use of Property: RV Park

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Engineer
Company name (if applicable): Jones Engineering & Consulting
Mailing Address: 855 SW Baya Dr
City: Lake City State: FL Zip: 32024
Telephone: (386) 965-9000 Fax: () Email: l.jones@jonesengineering.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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Ashmann Holdings LLC
Mailing Address: 164 NW Madison Street, Suite 103
City: Lake City State: FL Zip: 32055
Telephone: (386) 867-4080 Fax: () Email: brentash05@yahoo.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.

***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.

Lance Jones

Applicant/Agent Name (Type or Print)

Christopher L
Jones

Digitally signed by Christopher L
Jones
Date: 2024.10.02 09:50:35
-04'00'

Applicant/Agent Signature

10/2/24

Date



ATTACHMENT 3.

CONCURRENCY IMPACT ANALYSIS



September 30, 2024

Subject: 1075 RV Resort Concurrency Impact Analysis

The subject property is +/-3.26 acres across parcels 33-3S-16-02441-000, 33-3S-16-02441-001, 33-3S-16-02441-002, and 33-3S-16-02441-004 and will be used as an RV resort. This is an expansion to the adjacent 1075 RV Resort. The development will include an anticipated 32 RV spaces, community clubhouse, pool, recreational areas, utilities, and stormwater facilities.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 416 for a Recreational Vehicle Park. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for Transient Recreation Vehicle Park (b) Recreational vehicle space for overnight stay with water and sewer hookup per vehicle space per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for Transient Recreation Vehicle Park (b) Recreational vehicle space for overnight stay with water and sewer hookup per vehicle space per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year.

Summary of analyses (Analysis based on 32 RV spaces):

- Trip generation report: 131 Total ADT and 31 Peak PM Trips
- Potable water: 2,400 gpd
- Sanitary sewer: 2,400 gpd
- Solid Waste: 320 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Lance Jones'.

Lance Jones, P.E.

"Keeping It Civil"

Jones Engineering & Consulting, LLC | 148 SW Lotus Glen, Lake City, FL 32024 | 386.965.9000 | jonesengineering.net

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	RV Spaces	Total ADT	Total PM Peak
416	Recreational Vehicle Park (b)	4.10	0.98	32.00	131.20	31.36

*Per RV Space (i.e. 0.98 * 100 spaces = 98)

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)
Recreational Vehicle Park (b)	75.00	32.00	2400.00

* 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)
Recreational Vehicle Park (b)	75.00	32.00	2400.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. 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	Pounds Per Dwelling Unit Per Day*	Dwelling Units	Total (Lbs Per Day)
Recreational Vehicle Park (b)	10.00	32.00	320.00

*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

ATTACHMENT 4.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



September 30, 2024

SUBJECT: 1075 RV Resort Expansion Comprehensive Plan Consistency Analysis

The 1075 RV Resort Expansion is consistent with Columbia County's Comprehensive Plan.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I-IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVES AND POLICIES

FOR URBAN DEVELOPMENT AREAS

- **OBJECTIVE I.1** The county shall continue to direct future population growth and associated urban development areas as established within this comprehensive plan.

Consistency: The subject property is located within the Designated Urban Development Boundary.

- **Policy I.1.1** The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and polices for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property has direct access to NW Turner Road just off W US Hwy 90 and is in close proximity to Interstate 75. The site is ideal for an RV park because no traffic will travel through residential areas. Public facilities for potable water and sewer are located at the site with excess capacity to serve the proposed development.

- **Policy I.1.2** The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial use category.

Consistency: The subject property has direct access to NW Turner Road just off W US Hwy 90 and is in an area that is currently Commercial. This is an expansion to the existing development that is contiguous with the subject property.

- **Policy I.1.3** The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonably expected to develop by the year 2040.

Consistency: Commencement of construction of the proposed improvements would likely occur by 2040.

"Keeping It Civil"

- **Policy I.1.4** The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses. There are no floodplains or wetlands located on the subject property.

- **Policy I.1.5** The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: No impacts to adjacent land topography or soil conditions are expected to occur because of the proposed change. The development will utilize the existing natural topography of the land.

- **Policy I.1.6** The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed RV Park is compatible with other similar uses along US HWY 90 and can co-exist without negative impacts to other uses in relative proximity to the development over time.

OBJECTIVES AND POLICIES

FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS

- **OBJECTIVE I.3** The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Consistency: Adjacent land uses are similar in nature and would not be adversely impacted by the proposed change in land use.

- **Policy I.3.1** The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

Consistency: The development does not encourage proliferation of urban sprawl.

- **Policy I.3.2** The county shall continue to have mechanisms which protect public lands from the adverse impact of adjacent incompatible land uses, which include but are not limited to high density residential land use, commercial and industrial land use and mining activity.

Consistency: The proposed land use is compatible with adjacent land uses.

- **Policy I.3.5** The county shall continue to have provisions for drainage, stormwater management, open space, convenient on-site traffic flow and needed vehicle parking for all development.

Consistency: Drainage and stormwater management would be provided in accordance with the requirements of the Suwannee River Water Management District and on-site traffic flow and parking

would be provided in accordance with the Columbia County Land Development Regulations, Columbia County Subdivision Requirements, and FDOT Standards for Roadway and Bridge Construction.

- **OBJECTIVE I.11** The county shall require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Consistency: Potable water and sewer utilities are available at the site. The increase in traffic will not exceed the adopted Level of Service (LOS) standards.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES OBJECTIVES AND POLICIES

- **OBJECTIVE II.1** The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

Consistency: As demonstrated in the concurrency impact analysis, a safe, convenient and efficient level of service standard will be maintained in concurrence with the development.

Policy II.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

Consistency: Level of service standards will not fall below what has been adopted in the comprehensive plan.

OBJECTIVE II.2 The County shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map by limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads.

Consistency: The subject property has direct access to NW Turner Road just off W US Hwy 90 and is in close proximity to Interstate 75.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE GOALS, OBJECTIVES AND POLICIES

GOAL IV.1 - ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE POPULATION OF THE COUNTY.

Consistency: A concurrency impact analysis has been provided to show that the development would not create a failure of the adopted level of service for public facilities and utilities. Please see the concurrency impact analysis for assessment of the resulting utility needs created by the proposed use.