



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: 1/9/2025 Meeting Date: 1/16/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Consideration of Ordinance 2025-03 regarding application CPA241002 requesting an amendment to the Future Land Use Map on parcel #14-3S-16-02117-001 from AG-3 to Residential - Very Low

2. Recommended Motion/Action:

approve

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # CPA 241002
Application Fee \$ 1750.00
Receipt No. 768665
Filing Date 10-30-2024
Completeness Date _____

Comprehensive Plan Amendment Application

A. PROJECT INFORMATION

1. Project Name: Thomas - Lane
2. Address of Subject Property: NW Moore Rd, Lake City FL 32055
3. Parcel ID Number(s): 14-3S-16-02117-001
4. Existing Future Land Use Map Designation: AG-3
5. Proposed Future Land Use Map Designation: Res Very Low
6. Zoning Designation: A-3 to RR
7. Acreage: 60.33
8. Existing Use of Property: AG
9. Proposed use of Property: Rural Residential

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Daniel Crapps Title: Agent for Seller
Company name (if applicable): Daniel Crapps Agency, Inc.
Mailing Address: 291 NW Main Blvd
City: Lake City State: FL Zip: 32055
Telephone: 386 397-3002 Fax: () Email: dcrapps@danielcrapps.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): Ronald G. Lane Trust; Herbert & Lawanda Thomas Trust
Mailing Address: PO Box 1507
City: Lake City State: FL Zip: 32056
Telephone: (386) 752-6646 Fax: () Email: nftimber@outlook.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.

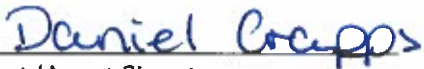
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.



Applicant/Agent Name (Type or Print)



Applicant/Agent Signature



Date



Columbia County Property Appraiser

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

PARCEL: 14-3S-16-02117-001 (6976) | TIMBERLAND 70-79 (5600) | 60.33 AC

SW1/4 OF NW1/4 & THE S1/2 OF SE1/4 OF NW1/4 EX E 352 FT & N1/4 OF NE1/4 OF SW1/4 EX E 352 FT. ORB 471-261, 718-850 THRU 852, 828-1500, ORB 1039-700,

LANE RONALD G TRUST

Owner: THOMAS HERBERT & LAWANDA TRUST DATED SEPTEMBER 18, 2014

P O BOX 1507

LAKE CITY, FL 32056

Site:

Sales 10/16/2014
Info 2/2/2005
4/27/1990

\$0 V (U)
\$100 V (Q)
\$67,300 V (Q)

2025 Working Values

Mkt Lnd	\$0	Appraised	\$24,073
Ag Lnd	\$17,073	Assessed	\$24,073
Bldg	\$0	Exempt	\$0
XFOB	\$7,000	county:	\$20,970
Just	\$187,990	Total	city:\$0
		Taxable	other:\$0
		school:	\$24,073

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

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 8, 2024

re: Thomas-Lane Analysis of the Requirements of Section 16.2 of the Land Development Regulations

The Thomas-Lane proposed zoning change is consistent with Columbia County's requirements of Section 16.2 of the Land Development Regulations.

- 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 are 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 on in an area currently used as residential and agriculture. The Rural Residential zoning is compatible with adjacent uses.

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

Analysis: The subject property is located on in an area currently used as residential and agriculture. The Rural Residential zoning is compatible with adjacent uses.

- 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 1 acre minimum residential sites. The development will add new students to the school systems and create more vehicular travel but the increase will not overtax the schools or roads. The site will utilize private wells and septic systems.

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

Analysis: The subject property is located on in an area currently used as residential and agriculture. The Rural Residential zoning is compatible with adjacent uses.

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

Analysis: The changes will allow for the development of new residential lots. The community is in need of more housing.

□

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

Analysis: The subject property will have direct access to NW Moore Road 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 increase in traffic will not negatively affect public safety.

- 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 site development 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 will not decrease the value of adjacent properties.

- 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 are residential.

- 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 in the area are currently used as residential.

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

Analysis: The proposed residential 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 NW Moor Road.

- 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

CAROL CHADWICK, P.E.

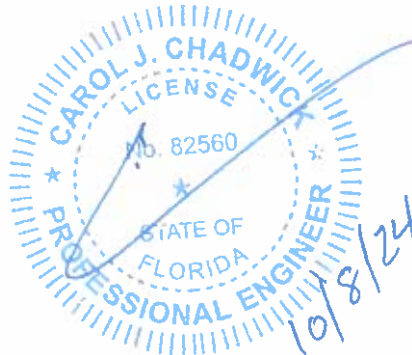
Page 3

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 site in the DUDA and is an ideal location for Rural Residential zoning.

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 #FL24494

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Civil Engineer

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October 8, 2024

re: Thomas-Lane Comprehensive Plan Consistency Analysis

The Thomas-Lane proposed zoning change is consistent with Columbia County's Comprehensive Plan.

Future Land Use Element

GOAL 1 - 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.

- Objective 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property's site plan is consistent with the comprehensive plan as this subject property is the in DUDA.

- Policy 1.1.1 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 policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is in an ideal location for Rural Residential zoning. The area is compatible with adjacent residential and agriculture uses.

- Policy 1.1.2 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 land use categories.

Consistency: The subject property is in an area currently used as residential and agriculture. The development will utilize private wells and septic systems.

- Policy 1.1.3 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 reasonable expected to develop by the year 2025.

Consistency: The zoning change approval will allow more housing which is needed in the

□

community.

- 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 site is not in a forested or environmentally sensitive area.

- Policy I.1.5 The county shall continue to regulate and 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.

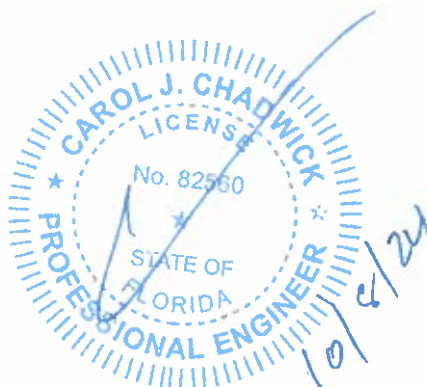
Consistency: No impacts to adjacent land topography or soil conditions will result due to a the proposed development of the subject property.

- 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 residential development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the site over time.

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 #FL24494

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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October 8, 2024

re: Thomas-Lane Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have limited impacts on the existing infrastructure or schools. The site will have no sewer or water connections and will utilize private walls and septic systems. The site is 60 acres. Assuming 15% loss of area to roads and stormwater management, the site will contain approximately 51 lots.

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:

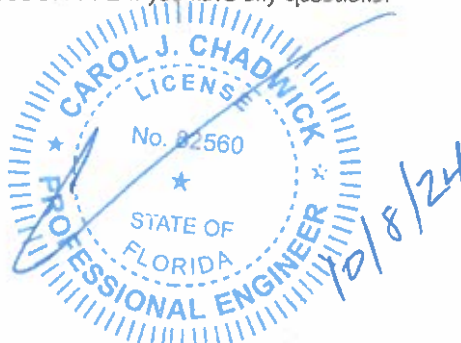
- Trip generation: 52 Peak PM trips & 488 Total ADT
- Potable Water: 15300 gallons per day
- Potable Water: 15300 gallons per day
- Solid Waste: 2278 CY per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



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CC Job #FL24494

ORDINANCE NO. 2025-03

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF ONE-HUNDRED OR LESS ACRES OF LAND TO THE FUTURE LAND USE MAP 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 AMENDING THE FUTURE LAND USE MAP ON PROPERTY FROM AGRICULTURE-3 TO RESIDENTIAL VERY LOW OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREAS 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 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. CPA241002 A petition by Daniel Crapps, agent for Ronald G Lane Trust, for an amendment to Future land use Map from AGRICULTURE-3 TO RESIDENTIAL VERY LOW on the lands as described below:

Parcel # 14-3S-16-02117-001

SW1/4 OF NW1/4 & THE S1/2 OF SE1/4 OF NW1/4 EX E 352 FT & N1/4 OF NE1/4 OF SW1/4 EX E 352 FT, ORB 471-261, 718-850 THRU 852, 828-1500, ORB 1039- 700, WD 1283-1483,

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 16TH DAY OF JANUARY, 2025.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

James M. Swisher, Jr., County Clerk

Tim Murphy, Chairman

RESOLUTION NO. PZ/LPA CPA241002

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, AN AMENDMENT OF ONE-HUNDRED OR LESS ACRES OF LAND TO THE FUTURE LAND USE MAP 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 AMENDING THE FUTURE LAND USE MAP ON PROPERTY FROM AGRICULTURE-3 TO RESIDENTIAL VERY LOW 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. CPA241002 A petition by Daniel Crapps, agent for Ronald G Lane Trust, for an amendment to Future land use Map from FROM AGRICULTURE-3 TO RESIDENTIAL VERY LOW on the lands as described below:

Parcel # 14-3S-16-02117-001

SW1/4 OF NW1/4 & THE S1/2 OF SE1/4 OF NW1/4 EX E 352 FT & N1/4 OF NE1/4 OF SW1/4 EX E 352 FT. ORB 471-261, 718-850 THRU 852, 828-1500, ORB 1039- 700, WD 1283-1483,

RECOMMENDATION TO APPROVED PASSED AND DULY ADOPTED in session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 12th day of December, 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



Roger Busscher, Vice - Chair