



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: 2/13/2025 Meeting Date: 2/20/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Z241101 Petition by Carol Chadwick, (agent for Smart Community Storage) requesting a zoning change on the following parcels from RSF/MH-2 to RMH-P
04963-000, 04963-001, & 04964-003. District 1, Parnell

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

68179

FOR PLANNING USE ONLY

Application # Z 241101

Application Fee \$1,850.00

Receipt No. 719087

Filing Date 11-14-2024

Completeness Date _____

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

A. PROJECT INFORMATION

1. Project Name: RED FOX ESTATES
2. Address of Subject Property: TBD, TBD & 227 NW GERSON LANE, LAKE CITY, FL
3. Parcel ID Number(s): 04963-000, 04963-001 & 04964-003
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF/MH-2
6. Proposed Zoning Designation: RMH-P
7. Acreage: 12.98
8. Existing Use of Property: VACANT
9. Proposed use of Property: MOBILE HOMES

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): SMART COMMUNITY STORAGE INC.
Mailing Address: 8TH W 5TH STREET
City: FULTON State: MO Zip: 35251
Telephone: (904) 334.7156 Fax: () Email: tony@smartcommunitystorage.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.**

241101
Red Fox

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.

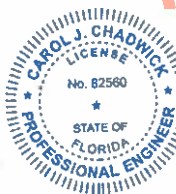
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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



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by Carol
Chadwick
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Date: 2024.11.13
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CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

November 13, 2024

re: Red Fox Estates Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have introduce more vehicle traffic on N US Hwy. 441. The proposed use will potentially increase the student population for area schools. The future development will increase the demand for sewer and water. Trash disposal will be available on-site once the future development is completed.

The ultimate build-out assumes 103 dwelling units. Dwelling units will average 3 bedroom with 2 bathrooms. (12.98 acres x 8 dwelling units per acre = 103.84 dwelling units)

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: 104 Total Peak PM trips & 985 Total ADT trips
- Potable Water: 30900 gallons per day
- Potable Water: 30900 gallons per day
- Solid Waste: 4511 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=A0141

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cn=Carol Chadwick

Date: 2024.11.13

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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 #FL24283

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

November 13, 2024

re: Red Fox Estates Analysis of the Requirements of Section 16.2 of the Land Development Regulations

The Red Fox Estates proposed zoning change is consistent with Columbia County's requirements of Section 16.2 of the Land Development Regulations. A mobile home 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 property directly adjacent to the site to the east has been recently rezoned to RMH-P. The zoning change will not cause an adverse effect on the comprehensive plan.

- b) The existing land use pattern.

Analysis: The property directly adjacent to the site to the east has been recently rezoned to RMH-P.

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

Analysis: The property directly adjacent to the site to the east has been recently rezoned to RMH-P.

- 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 mobile home 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 N US Hwy. 441 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 primarily affect N Hwy. 441.

- 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.

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

Analysis: The proposed mobile home use is 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 N Hwy. 441.


- 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 mobile home park will be unobtrusive to the neighbors.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

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by Carol
Chadwick
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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 #FL24283

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Feb 12 2025 14:45:20 GMT-0500 (Eastern Standard Time)



Parcel No: 17-3S-17-04963-001
Owner: SMART COMMUNITY STORAGE INC,
Subdivision:
Lot:
Acres: 9.526866
Deed Acres: 9.59 Ac
District: District 1 Kevin Parnell
Future Land Uses: Residential - Low
Flood Zones: A,
Official Zoning Atlas: RSF/MH-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

RESOLUTION NO. PZ/LPA Z241101

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, APPROVAL 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 SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2 to) RESIDENTIAL MOBILE HOME-PARK (RMH-P) 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 APPROVED:

Z241101, a petition by Carol Chadwick (agent for Smart Community Storage) to change the Zoning atlas from RSF/MH-2 to RMH-P in lands as described below:

Parcel # 17-3S-17-04963-000, 17-3S-17-04963-001 & 17-3S-17-04964-003:

COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 3.54 FT, CONT E 630.89 FT, N 832.61 FT, W 623.75 FT, S 827.08 FT TO POB & EX 9.59 AC DESC IN WD 1518-1192. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1522-720, & COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720, & COMM SW COR OF SEC RUN N 214.87 FT, E 630.89 FT, N 658.03 FT FOR POB, CONT N 174.58 FT, E 625.12 FT TO W R/W OF US 441, S 175.55 FT, W 619.00 FT TO POB (PARCEL A) & COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720,

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 23rd day of January, 2025.

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 , - Chair

ORDINANCE NO. 2025-09

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 ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR REZONING PROPERTY FROM RESIDENTIAL SINGLE FAMILY – MOBILE HOME – 2(RFS/MH2) to RESIDENTIAL MOBILE HOME PARK (RMH-P) 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. **Z241101, a petition by CAROL CHADWICK, AGENT FOR SMART COMMUNITY STORAGE, on lands as described below:**

Parcel # 17-3S-17-04963-000, 17-3S-17-04963-001 & 17-3S-17-04964-003:

COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 3.54 FT, CONT E 630.89 FT, N 832.61 FT, W 623.75 FT, S 827.08 FT TO POB & EX 9.59 AC DESC IN WD 1518-1192. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1522-720,& COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720, & COMM SW COR OF SEC RUN N 214.87FT, E 630.89 FT, N 658.03 FT FOR POB, CONT N 174.58 FT, E 625.12 FT TO W R/W OF US 441, S 175.55 FT, W 619.00 FT TO POB (PARCEL A) & COMM AT SW COR OF SEC, N 214.87 FT FOR POB, E 4 FT, CONT E 630.89 FT, N 658.03 FT, W 628.02 FT, S 653.58 FT TO POB. 1113-1158, WD 1408-1717, WD 1445-1875, WD 1445-1880, WD 1518-1192, WD 1522-720,

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 20TH DAY OF FEBRUARY, 2025.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

James M. Swisher, Jr., County Clerk

Tim Murphy, Chairman