

**COLUMBIA COUNTY
PLANNING AND ZONING BOARD
MARCH 27, 2025 MEETING AGENDA
TOURIST DEVELOPMENT OFFICE**

971 West Duval Street Suite 145 Lake City, Florida 5:30 P.M.

Pledge to U.S. Flag

Invocation

Roll Call

Staff Matters

Public Hearings –

Z250201 – a petition by Lisa Ford for Lisa’s Land requesting the zoning of annexed parcels as described below to be zoned RSF-2:

Parcel #'s 34-6S-16-04063-012 & 34-6S-16-04063-013

CPA250202 - a petition by Lisa Ford for Lisa’s Land requesting the Future Land Use Map to reflect an assignment of Residential – Low on annexed parcels as described below:

Parcel #'s 34-6S-16-04063-012 & 34-6S-16-04063-013

SDP2302 – a petition by CCSO to extend the approval of this site plan application until March 27, 2026 due to funding complications experienced since initial approval date of 3/23/2023 on the lands as described below:

Parcel # 31-3S-18-10317-000

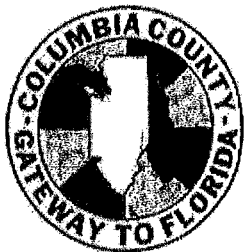
SDP231201 – A petition by Greystone Construction to extend the approval of the site plan application from 1/25/2024 until 1/25/2026 on the lands as described below:

Parcel # 31-3S-18-10332-005

Approval of the FEBRUARY 27, 2025 Planning & Zoning Board Minutes

Adjournment

NOTE. All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 250201
Application Fee \$1,850.00
Receipt No. _____
Filing Date _____
Completeness Date _____

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

A. PROJECT INFORMATION

1. Project Name: Lisa's Land
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 34-6S-16-04063-013 & 34-6S-16-04063-012
4. Future Land Use Map Designation: none
5. Existing Zoning Designation: none
6. Proposed Zoning Designation: RSF/MH-2
7. Acreage: 96.81 acres
8. Existing Use of Property: vacant
9. Proposed use of Property: residential

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Lisa Ford Title: _____
Company name (if applicable): Lisa's Land
Mailing Address: 494 SW Dortch St
City: Ft White State: FL Zip: 32038
Telephone: (386) 623-3404 Fax: () Email: rockyford@windstream.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): same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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***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.

Lisa Ford
Applicant/Agent Name (Type or Print)

Lisa Ford
Applicant/Agent Signature

2.19.25
Date

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Lisa Ford
(Name of Person to Act as my Agent)

for Lisa's Land LLC
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Zoning Assignment and Future Land Use Assignment
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: C. G. & M. A. Woolford Jackson

Applicant/Owner's Title: owner

On Behalf of: self
(Company Name, if applicable)

Telephone: 708.465.6649 Date: 2/20/25

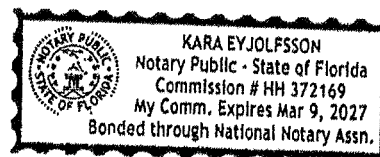
Applicant/Owner's Signature: *Collin Jackson*

Print Name: Collin Jackson

STATE OF FLORIDA
COUNTY OF Columbia

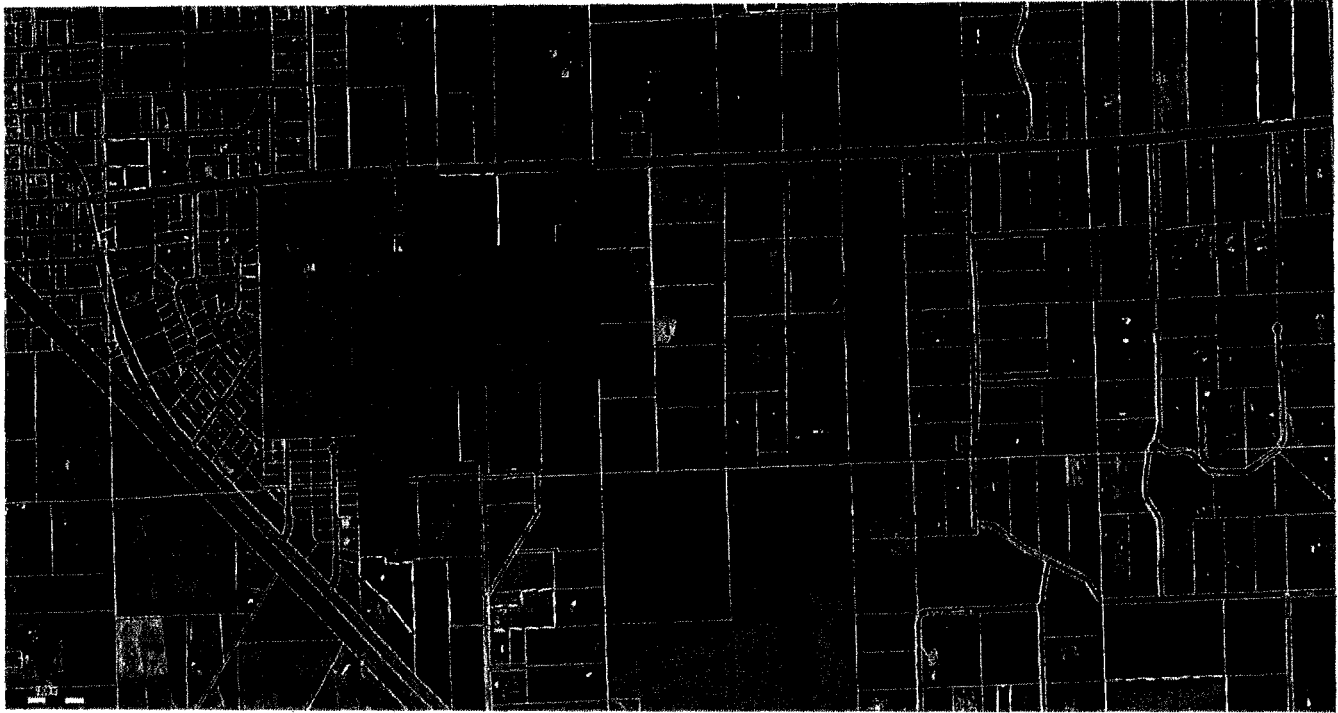
The Foregoing instrument was acknowledged before me this 20 day of February, 20 25, by Lisa Ford,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Kara E. Jolsson
(Notary Signature) (SEAL)



Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Mar 19 2025 11:18:52 GMT-0400 (Eastern Daylight Time)



Parcel No: 34-6S-16-04063-013
Owner: LISA'S LAND LLC
Subdivision:
Lot:
Acres: 96.289444
Deed Acres: 96.31 Ac
District: District 2 Rocky Ford
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

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.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # CPA 250202
Application Fee \$ _____
Receipt No. _____
Filing Date _____
Completeness Date _____

Comprehensive Plan Amendment Application

A. PROJECT INFORMATION

1. Project Name: Lisa's Land
2. Address of Subject Property: tbd
3. Parcel ID Number(s): 34-6S-16-04063-013 & 34-6S-16-04063-012
4. Existing Future Land Use Map Designation: none
5. Proposed Future Land Use Map Designation: Residential - Low
6. Zoning Designation: none
7. Acreage: 96.81 acres
8. Existing Use of Property: vacant
9. Proposed use of Property: residential

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Lisa Ford Title: owner
Company name (if applicable): Lisa's Land LLC
Mailing Address: 494 SW Dortch
City: Ft White State: FL Zip: 32038
Telephone: (386) 623.3404 Fax: () Email: ROCKYFORD@WINDSTREAM NET

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3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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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.

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Applicant/Agent Name (Type or Print)

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Applicant/Agent Signature

2.19.25
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TO: Columbia County Zoning Department
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On my/our behalf, I appoint Lisa Ford
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(Company Name for the Agent, if applicable)

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(Type of Application)

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Applicant/Owner's Title: owner

On Behalf of: self
(Company Name, if applicable)

Telephone: 708.465.6649 Date: 2/20/25

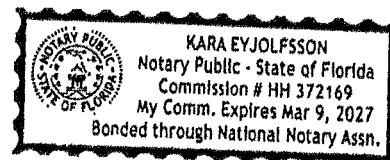
Applicant/Owner's Signature: *Collin Jackson*

Print Name: Collin Jackson

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 20 day of February, 20 25, by Lisa Ford,
whom is personally known by me ☒ OR produced identification r.
Type of Identification Produced _____

Kara E. Jolsson
(Notary Signature) (SEAL)



Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Mar 19 2025 11:18:52 GMT-0400 (Eastern Daylight Time)

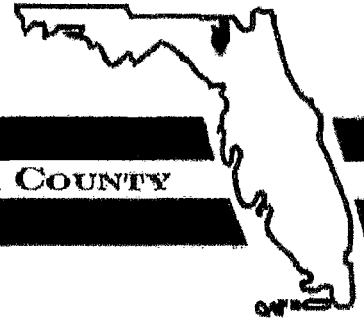


Parcel No: 34-6S-16-04063-013
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Acres: 96.289444
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Future Land Uses: Agriculture - 3
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District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robbie Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



March 27, 2023

Mr. Dalton Kurtz
North Florida Professional Services
1450 SW US 47
Lake City, FL 32025

RE: Site and Development Plan SDP 2302
Columbia County Sheriff's Office Evidence Building

Dear Mr. Kurtz:

At the March 23, 2023 Planning and Zoning Board ("Board") hearing, the Board approved your application for a Site and Development Plan for a proposed 14,000 square foot addition for an evidence building located in Commercial Intensive (CI) Zoning District, as permitted in Section 4.13.3 of the County's Land Development Regulations ("LDR'S"), and in accordance with section 14.13 of the County's LDR's. Attached is a copy of the Board's Resolution approving SOP 2302.

If you have any questions, please do not hesitate to contact me at cbrecheen@columbiacountyfla.com or 386-754-7119.

Sincerely,

A handwritten signature in black ink that reads "Connie Brecheen". The signature is fluid and cursive.

Connie Brecheen
Community Development Coordinator
Land Development Regulations Administrator

BOARD MEETS THE FIRST THURSDAY AT 9 00 A M.
AND THIRD THURSDAY AT 5:30 P M.

P O BOX 1529 7 LAKE CITY, FLORIDA 32056 -1529 7 PHONE. (386) 755-4100



Columbia County Gateway to Florida

63619

FOR PLANNING USE ONLY

Application # SPD SDP 23129

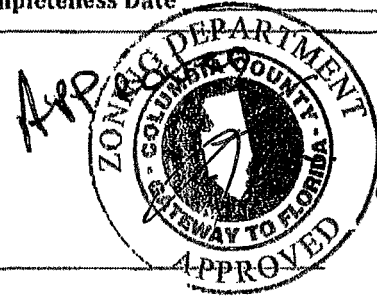
Application Fee \$500.00

Receipt No. 765855

Filing Date _____

Completeness Date _____

Site Plan Application



A. PROJECT INFORMATION

1. Project Name: AGROLiquid Liquid Fertilizer Facility
2. Address of Subject Property: TBD
3. Parcel ID Number(s): NFMIP
4. Future Land Use Map Designation: N/A
5. Zoning Designation: MUD-1
6. Acreage: 20 Acres
7. Existing Use of Property: AG - Vacant Land
8. Proposed use of Property: Industrial
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage 48,355 SF
 - ☐ Relocation of an existing structure: Total square footage _____
 - ☐ Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Nick Jeurissen Title: Project Manager
 Company name (if applicable): Greystone Construction Company
 Mailing Address: 2995 Winners Circle Drive, Suite 200
 City: Shakopee State: MN Zip: 55379
 Telephone: () 952 496 2227 Fax: () Email: NJeurissen@greystoneconstruction.com

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3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): AGROLiquid
 Mailing Address: 3055 W M21
 City: Saint Johns State: Michigan Zip: 48879
 Telephone: () 1-989-224-4117 Fax: () Email: Garrit.Bancroft@AgroLiquid.com

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**COLUMBIA COUNTY
PLANNING & ZONING BOARD
FEBRUARY 27,2025 MEETING Minutes**

Pledge to U.S. Flag

Invocation

Members present – Earl Peeler, Roger Busscher, Jock Phelps, Mike McKee, Gerry Solenski

Members Absent – none

Staff present – Joel Foreman, Louie Goodin, Karen Aiken-Smoot

PUBLIC HEARINGS

CPA250201 – Motion to approve by Earl Peeler, 2nd by Mike McKee, unanimously approved

Z250103 - Motion to approve by Roger Busscher, 2nd by Earl Peeler, unanimously approved

CPA250103 - Motion to approve by Earl Peeler, 2nd by Roger Busscher, unanimously approved

LDR250101 - Motion to approve by Earl Peeler, 2nd by Mike McKee, unanimously approved

Approval of the January 23,2025 Planning & Zoning Board Minutes - Motion to approve by Mike McKee, 2nd by Earl Peeler, unanimously approved

Adjournment

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that. for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based

THIS PLANNING & ZONING BOARD MINUTES FROM FEBRUARY 27,2025 ARE HEREBY ADOPTED ON THIS 27TH DAY OF MARCH,2025.

PLANNING & ZONING BOARD

OF COLUMBIA COUNTY, FLORIDA

Attest:

Louie Goodin, Secretary to the Board

Jock Phelps, Chair