

Columbia County
Planning & Zoning Board
January 22nd, 2026 AGENDA

Pledge to the U.S. flag

Invocation

Roll Call

Z260101 – A petition by Columbia County, requesting a change of zoning to Environmentally Sensitive Area-3 from Conservation on the lands described below: All parcels in Section 27, Township 7S, Range 17 of Columbia County, Florida.

Corridor Overlay Study – County Manager David Kraus is requesting a vote of approval by the Planning and Zoning Board to present to the Columbia County Board of County Commissioners a request to conduct corridor overlay study(ies) throughout the county.

Staff Matters

Approval/Adoption of previous meeting minutes

Columbia County
Planning and Zoning Board
December 11, 2025 Meeting Minutes

Pledge to the U.S. Flag

Invocation

Members Present- Mike McKee, Walt Graham, Jody Dupree, Gerry Solenski, Joch Phelps

Staff Present- Seth Lane, Troy Crews, Karen Aiken-Smoot

PUBLIC HEARINGS

Z251101 – A petition by Marisol Johnson, agent for Colin and Stephen Glenn, requesting a change of zoning to Commercial Intensive from Commercial General on the lands described below: Parcel # 30-4S-17-08900-001

Leonard Johnson spoke on behalf of the applicant, asking the board for their approval. Mike McKee made a motion to approve, second by Walt Graham. Unanimously approved.

SPD250802 – a petition by Mark Shelton. Agent for JIT Farms, requesting approval of a site development plan for a solar farm on 465+/- acres located 0.5 miles east of SR47. Parcel numbers 09-7S-16-04161-000; 09-7S-16-04167-000; 16-7S-16-04229-000; 16-7S-16-04229-001.

Mark Shelton, agent for the applicant, informed the board that the delay in hearing the application was due to the applicant wanting to conduct additional PR for the project. Christian Pruitt, agent for the applicant, informed the board of the land lease agreement that the applicant had with the landowners. Jody Dupree made a motion to approve, second by Walt Graham. Unanimously approved.

Staff Matters:

Jock Phelps made a motion to approve the previous meeting's minutes October 23rd. Second by Gerry Solenski. Unanimously approved.

Jody Dupree asked for a workshop to further discuss the LDRs. Staff said they would look into it and get back with them.

Adjournment

NOTE: All people are advised that if they decide to appeal any decision made of 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, FLORIDA
STAFF REPORT
PLANNING & ZONING BOARD
Rezoning Application**

I. APPLICATION INFORMATION

Application Type: Site Specific Amendment to the Official Zoning Atlas (Rezoning)
Project Name: River View and Additional Parcel Rezoning
Applicant: Columbia County
Property Address: 252 SE River View Circle, Lake City, Florida
Parcel ID(s): 27-7S-17-10055-002 (plus associated parcels)
Acreage: 57.63 acres
Future Land Use: Conservation / ESA
Existing Zoning: CSV
Proposed Zoning: ESA

II. REQUEST

The applicant requests approval of a rezoning from Commercial Service Vehicle (CSV) to Environmentally Sensitive Area (ESA) in order to restore zoning consistency with environmental constraints and adopted land use policies.

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property consists of approximately 57.63 acres and includes environmentally sensitive lands located along the river corridor. Surrounding land uses include conservation lands, low-intensity uses, and limited recreational activity.

IV. COMPREHENSIVE PLAN CONSISTENCY

The proposed rezoning is consistent with the Comprehensive Plan's conservation, natural resource protection, and environmental stewardship policies.

V. REZONING REVIEW CRITERIA (LDR Section 16.2)

Staff reviewed the application against Section 16.2 of the LDRs and finds the proposed rezoning will not create incompatible land use patterns, will not overburden public facilities, will protect environmental resources, and will not adversely impact adjacent properties.

VI. FINDINGS OF FACT

1. The rezoning aligns zoning with existing environmental conditions.
2. The rezoning promotes public welfare and environmental protection.
3. The rezoning does not grant special privilege to a single owner.

VII. STAFF NOTES

Conservation zoning should not be applied to privately owned lands. North Florida Regional Planning Council, in agreeance with our legal council, strongly suggested that this area be zoned to ESA-2 due to the fact that it includes 1) a platted subdivision, 2) a nightclub/bar, and 3) a recreational campsite.



Columbia County Gateway to Florida

74703

FOR PLANNING USE ONLY
Application # Z <u>260101</u>
Application Fee \$1,850.00
Receipt No. _____
Filing Date <u>1-5-2026</u>
Completeness Date _____

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

A. PROJECT INFORMATION

1. Project Name: River View and additional parcel Re-Zone back to ESA
2. Address of Subject Property: 252 SE River View Cir
3. Parcel ID Number(s): 27-7S-17-10055-002 plus attached list
4. Future Land Use Map Designation: CSV
5. Existing Zoning Designation: CSV
6. Proposed Zoning Designation: ESA
7. Acreage: 57.63
8. Existing Use of Property: Residential/Nightclub/Campground
9. Proposed use of Property: Residential/Nightclub/Campground

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Columbia County Title: _____
 Company name (if applicable): _____
 Mailing Address: 135 NE Hernando Ave
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 754-7119 Fax: () Email: clane@columbiacountyfla.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): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

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.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes _____ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the 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 and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

 - 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.
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- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - 6. Proof of Ownership (i.e. deed).
 - 7. Agent Authorization Form (signed and notarized).
 - 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is \$1,850.00. No application shall be accepted or processed until the required application fee has been paid.

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, FLA - Building & Zoning Property Map

Printed: Mon Jan 05 2026 14:25:18 GMT-0500 (Eastern Standard Time)

Parcels to be changed from CSV to ESA zoning : 57.63 +/- acres



Parcel No: 27-7S-17-10055-001
Owner: FISHMAN ALAN M
Subdivision:
Lot:
Acres: 1.01245546
Deed Acres: 1.01 Ac
District: District 4 Everett Phillips
Future Land Uses: Conservation
Flood Zones: AE
Official Zoning Atlas: CSV

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.



Property ID	Site Address	Site City	Site Zip	Owner Name	Mail C/O	Mail Address 1	Mail City	Mail Zip	C Use Code	Use Code Description	Subdivision
27-7S-17-10055-000											
27-7S-17-10055-001	23731 S US HIGHWAY 441	HIGH SPRINGS	32643	FISHMAN ALAN M		24313 NW 190TH AVE	HIGH SPRINGS	32643	0 VACANT		DIST 3
27-7S-17-10055-002	158 SE RIVERBEND LOOP	HIGH SPRINGS	32643	BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	3300 NIGHTCLUB/BARS		DIST 3
27-7S-17-10055-002	158 SE RIVERBEND LOOP	HIGH SPRINGS	32643	BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	5000 IMPROVED AG		DIST 3
27-7S-17-10055-002	158 SE RIVERBEND LOOP	HIGH SPRINGS	32643	BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	5000 IMPROVED AG		DIST 3
27-7S-17-10055-099				RIVER VIEW LAND OWNERS	JANE BLAIS	252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	9400 RIGHTS-OF-WAY		RIVER VIEW
27-7S-17-10055-101				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-102				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	100 SINGLE FAMILY		RIVER VIEW
27-7S-17-10055-103	382 SE RIVERVIEW CIR	HIGH SPRINGS	32643	PETERSON CHAILLE		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-104				BLAIS JANE E		18269 FLAGSHIP CIR	JUPITER	33458	0 VACANT		RIVER VIEW
27-7S-17-10055-105				THAYER WILLIAM F III		18269 FLAGSHIP CIR	JUPITER	33458	100 SINGLE FAMILY		RIVER VIEW
27-7S-17-10055-106	432 SE RIVERVIEW CIR	HIGH SPRINGS	32643	THAYER WILLIAM F III		18269 FLAGSHIP CIR	JUPITER	33458	0 VACANT		RIVER VIEW
27-7S-17-10055-107				THAYER WILLIAM F III		18269 FLAGSHIP CIR	JUPITER	33458	0 VACANT		RIVER VIEW
27-7S-17-10055-108	492 SE RIVERVIEW CIR	HIGH SPRINGS	32643	GANIKAS MICHAEL P		P O BX 2467	ALACHUA	32616	100 SINGLE FAMILY		RIVER VIEW
27-7S-17-10055-109				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-110				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-111				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-112				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-113				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-114				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-115				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-116				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-117				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-118				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-119				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-120				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-121				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-122				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-123				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-124				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-125				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-126				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-127				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-128				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW
27-7S-17-10055-138				BLAIS JANE E		252 SE RIVERVIEW CIR	HIGH SPRINGS	32643	0 VACANT		RIVER VIEW

NOTICE OF PUBLIC HEARING

CONCERNING A CHANGE OF ZONING AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, PLANNING AND ZONING BOARD. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Change of Zoning as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, at a public hearing on January 22, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

Z260101 – A petition by Columbia County, requesting a change of zoning to Environmentally Sensitive Area-3 from Conservation on the lands described below: All parcels in Section 27, Township 7S, Range 17 of Columbia County, Florida.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the Zoning Amendment. Copies of the Rezoning application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119