

BOARD OF ADJUSTMENT CITY OF LAKE CITY

January 04, 2022 at 6:00 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting live on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- i. December 7, 2021

NEW BUSINESS

- ii. Petition V-21-01, an application for a variance, applied for by Logan Peters, engineering project manager for Gateway Crossing A Replat of Lots 2, 3 and 11

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting live on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MINUTES

CITY OF LAKE CITY BOARD OF ADJUSTMENTS

SESSION DECEMBER 07, 2021

CALL TO ORDER: Meeting was called to order by Ms. Mavis Georgalis

INVOCATION: Invocation was given by Mr. Chris Lydick

ROLL CALL: Mr. Daniel Adel – present Mr. Chris Lydick-present
Mr. Gregory Cooper-present Mr. Larry Nelson-present
Ms. Mavis Georgalis – present

MINUTES: Minutes of the Board of Adjustments meeting from September 30, 2021, were approved. Motion by Mr. Lydick and seconded by Mr. Adel. Passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURN: Motion to adjourn by Ms. Mavis Georgalis at 6:15pm

Mavis Georgalis, Board Chairperson

Date Approved

Secretary

Date Approved

DEPARTMENT OF GROWTH MANAGEMENT

City of Lake City

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386)719-5766

Growthmanagement@lcfl.com

**LAKE CITY BUILDING DEPARTMENT
APPLICATION & PETITION TO THE BOARD OF ADJUSTMENT**

TYPE OF PETITION

PETITION # V21-01☐ SPECIAL EXCEPTION☒ VARIANCE☐ APPEAL OF THE ZONING OFFICIALDATE: **November 17, 2021**PARCEL I.D.: **Lot 2: 35-3S-16-02524-002; Lot 3: 35-3S-16-02524-003**

APPLICANT: **Logan B. Peters, PE,**
Engineering Project Manager, JBPro
Agent for GWC Development Partners, LLC.

PHONE: **(352) 375-8999**ADDRESS: **3530 NW 43rd St, Gainesville. FL 32606-6104**OWNER: **John Shell, Manager, GWC Development Partners, LLC**PHONE: **(704) 906-5068**ADDRESS: **318 S. Laurel Ave. Charlotte, NC 28207**

THE PROPERTY IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
 (Legal Description) (If space is not adequate you may attach)

Lots Two (2), Three (3) and Eleven (11), Gateway Crossing A Replat of Lots 2 & 3, according to the map or plat thereof, as recorded in Plat Book 9, Page 151 of the public records of Columbia County, Florida, containing 2.70 acres more or less.

The petitioner requests the Board of Adjustment to consider a deviation from the Land Development Regulations, Section **4.15.6 Minimum Lot Requirements (width), to allow the property Zoned CHI (Commercial Highway Interchange)** to be improved as follows:
 (Describe in detail the improvement requested. Attach separate pages if necessary.)

Decreasing the width of Lots 2 & 3 from the minimum lot width requirements of the CHI (Commercial, Highway Interchange) zoning district, Section 4.15 of the Land Development Regulations (LDRs). Lot 2 will have a proposed width of 194.50 ft and Lot 3 will have a proposed width of 165.50 ft.

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SUPPLEMENTARY INFORMATION TO PETITION

1. Provide a plot plan (**A Replat of Lots 2, 3 & 11 of Gateway Crossing A Replat of Lots 2 & 3**) showing all property boundaries, dimensions, streets which are contiguous with the property, buffer areas, driveways, parking areas and structures all to scale not less than one (10 inch equal to twenty (20) feet.
2. Total square feet of land area: **117, 419.20 sq. ft. (2.696 acres)**
3. Total square feet of existing plus proposed addition of all structures: **N/A**
4. Percentage of existing and proposed land coverage by structures: **N/A**
5. Total number of off-street parking spaces provided or to be provided:
6. Ingress and egress to off-street parking will be by:
 - Ingress (name of street or avenue): **Centurion Way**
 - Egress (name of street or avenue): **Centurion Way**
7. One-way drive__ or two-way drive ___. The driveway width ___ and the driving lane width ___ to parking stalls (in feet).
8. The structure(s) which exist and/or proposed will ___ or will not ___ change the required set back and yard requirements.
9. Setbacks & Dimensional Requirements:

YARD SETBACKS

	REQUIRED	EXISTING	PROPOSED	CHANGE
FRONT	30 ft.	N/A	30 ft.	None
SIDE	30 ft.	N/A	30 ft.	None
REAR	30 ft.	N/A	30 ft.	None

LOT AREA

	REQUIRED	EXISTING	PROPOSED	CHANGE
AREA	1 acre (ac.)	Lot 2: 1.03 ac.; Lot 3: 0.82 ac. Lot 11: 0.84 ac.	Lot 2: 1.21 ac. Lot 3: 1.49 ac. Lot 11: None	Increase to 1.21 Ac Increase to 1.49 Ac. Eliminated
WIDTH	200 ft.	Lot 2: 134.5 ft. Lot 3: 113.5 ft. Lot 11: 112.0 ft	Lot 2: 194.5 ft. Lot 3: 165.5 ft. Lot 11: N/A	+60.0 ft. +52.0 ft. Eliminated

10. Percentage of the land area to be landscaped: **N/A.**

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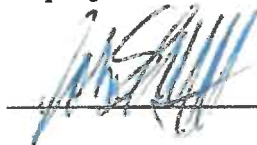
**ADDITIONAL INFORMATION MAY BE SUBMITTED WITH THIS PETITION
 ALL MATERIAL SUBMITTED MUST BE TRUE AND FACTUAL**

1. The petition must be complete and be signed by the property owners and their Agent. It must be notarized and accompanied with the fee of \$200.00.
2. All petitions must be completed and filed Thirty (30) days prior to the date of the Board of Adjustment meeting to permit required Public Notice.
3. All Petitioners, or their Agent, are required to be present at the Public Hearing or the petition may be denied or tabled to a later date.

I, and my Agent, fully understand the above requirements, and that all materials submitted shall become part of the permanent file along with this Petition. I/We do hereby swear to the best of my/our knowledge, that all statements submitted in this Petition and attachments are the truth and are factual statements.

I/We, do hereby swear to give true statements at all Public Hearings that shall pertain to this Petition while being conducted by the Board of Adjustment.

GWC Development Partners, LLC
 Property Owner



Mailing address you wish information to be sent to, and phone number:

Mr. John Shell, Manager
 GWC Development Partners, LLC
 318 S. Laurel Ave.
 Charlotte, NC 28207
 Phone (704) 906-5068

Logan B. Peters, PE, Project Manager
JBrown Professional Group Inc.
 Agent for Owner



STATE OF Florida
 COUNTY OF Alachua

Sworn to and subscribed before me
 this 17th day of November, 2021

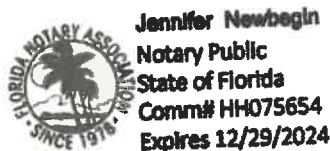
By Logan Peters

Who is/are personally known to me
 or has/have produced _____

as identification.

Notary Public 

My Commission Expires 12/29/2021



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**NOTICE TO PETITIONER/LAND OWNER
CONCERNING SIGNS POSTED ON PROPERTY
FOR PUBLIC HEARINGS**

The City of Lake City Zoning Regulations require that properties for which Land Use Change, Zoning Change, Special Exceptions, or Variance is requested must be posted by the Department of Growth Management for a minimum period of ten (10) days prior to the Planning and Zoning Board or Board of Adjustment. If the request is one that must also be heard by the City Council, then it continues to be the property owner's responsibility to keep the property posted until after the final hearing by the City Council.

In the event the signs are moved, removed from the property, torn down, defaced, or otherwise disturbed, the applicant/property owner must immediately notify the Department of Growth Management so the property can be reposted. If the property is not properly posted until all hearings of the Planning and Zoning Board, Board of Adjustments, or City Council are completed, any one of the boards reserves the right to table a discussion on the request or continue the hearing until such time as the property is properly posted for the required period.

I (The Petitioner or Property Owner) have read the above statement and understand it is my responsibility to keep proper notification on the property as specified in the petition until all hearings requested are completed.


Applicant's Signature

11/17/2021
Date