

BOARD OF ADJUSTMENT CITY OF LAKE CITY

September 30, 2021 at 5:45 PM

Venue: City Hall

AGENDA

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the Sept 30, 2021 Board of Adjustment Meeting via telephonic and video conferencing communications media technology.

To participate: The Board of Adjustment Meeting instructions are located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

[i.](#) Minutes from 09-07-21

None

NEW BUSINESS

[ii.](#) Petition SE 21-12, an application for a special exception, applied for by Michael Haney, pastor for a church in commercial general district zoning Parcel 02714-012

WORKSHOP

ADJOURNMENT

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Due to COVID-19, the City of Lake City follows the CDC guidelines. Members of the public may view the meeting live on our Youtube channel at:
<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>

Those attendees wishing to share a document must email the item to submissions@lcfla.com no later than noon on the day of the meeting.

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
SPECIAL CALLED SESSION

Board of Adjustments
Sept. 8, 2021

1. ROLL CALL:

The roll was called as follows:

Mr. Adel – present

Mr. Lydick – present

Ms. Douberly – present

Ms. Georgalis -present

MINUTES:

Minutes of the meeting from Aug. 3, 2021 were approved. Motion made by Mr. Lydick and seconded by Ms. Douberly. Passed unanimously.

NEW BUSINESS:

None

OLD BUSINESS:

None

Workshop Question:

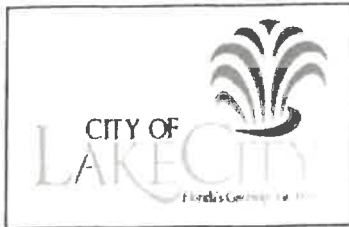
Motion to Adjourn the Meeting: Motion to adjourn by Ms. Georgalis at 5:35 pm

Mavis Georgalis, Board Chairperson

Date Approved

secretary

Date Approved



GROWTH MANAGEMENT
205 North Marion Ave
Lake City, FL 32055
Telephone: (386) 719-5750
E-mail: growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # SE 21-12

Item ii.

Application Fee \$200.00

Receipt No. _____

Filing Date 9/14/21

Completeness Date _____

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: The Pentecostals
2. Address of Subject Property: 426 SW Commerce Dr, Suite 150, Lake City, FL 32052
3. Parcel ID Number(s): 02714 012
4. Future Land Use Map Designation: Unit used as a church
5. Zoning Designation: Commercial
6. Acreage: _____
7. Existing Use of Property: Lake City Dive Shop (Retail)
8. Proposed use of Property: Church
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.12.5(9) Churches

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Michael Haney Title: Campus Pastor
Company name (if applicable): The Pentecostals
Mailing Address: 426 SW Commerce Dr, Suite 150, Lake City, FL 32052
City: Lake City State: FL Zip: 32052
Telephone: (850) 698-2217 Fax: (____) Email: pastor@thepentecostals/Kc.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): Westfield Group Ltds Limited
Mailing Address: 426 SW Commerce Dr. Ste 130
City: Lake City State: FL Zip: 32052
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: 3 year rental lease
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? ☐ Yes ☒ No
 Future Land Use Map Amendment: ☐ Yes ☐ No
 Future Land Use Map Amendment Application No. _____
 Rezoning Amendment: ☐ Yes ☐ No
 Rezoning Amendment Application No. _____
 Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☐ No
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: ☐ Yes ☐ No
 Variance Application No. _____
 Special Exception: ☐ Yes ☐ No
 Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan. no
 - b. Whether the proposed use is compatible with the established land use pattern. yes
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets. yes
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. yes
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood. yes in a positive way
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety. no - commercial
 - g. Whether the proposed use will create a drainage problem. no
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas. no
 - i. Whether the proposed use will adversely affect property values in the adjacent area. no
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. no
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community. no

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site. C9
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.

4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.

5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Michael Haney

Applicant/Agent Name (Type or Print)

[Signature]

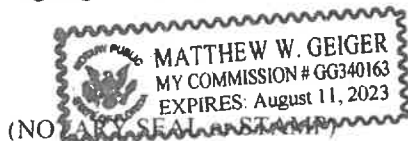
Applicant/Agent Signature

9/12/21

Date

STATE OF FLORIDA
COUNTY OF Holmes

The foregoing instrument was acknowledged before me this 12 day of Sept, 2021, by (name of person acknowledging).



Matthew W. Geiger
Signature of Notary

Matthew W. Geiger
Printed Name of Notary

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced



GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

Item ii.

AGENT AUTHORIZATION FORM

I, Michael Haney (owner name), owner of property parcel

number _____ (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Joetta Haney	1.
2. Jimmy Toney	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized)

9/12/21 11:30 am
Date

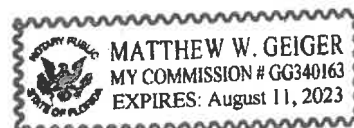
NOTARY INFORMATION:

STATE OF: FL COUNTY OF: Marion

The above person, whose name is Michael Haney,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 12th day of September, 2021.

NOTARY'S SIGNATURE

(Seal/Stamp)



Parcel: << 02-4S-16-02714-012 (11120) >>

Aerial Viewer Pictometry Google Maps

Item ii.

Owner & Property Info

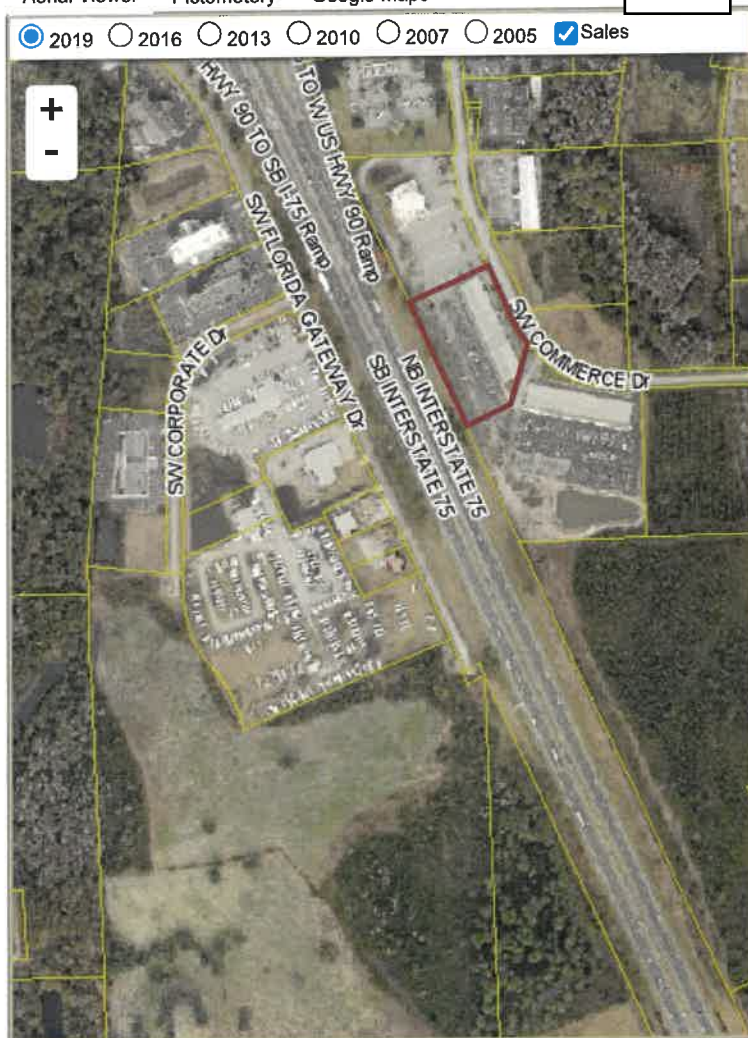
Owner	WESTFIELD GROUP LTDS LIMITED 426 SW COMMERCE DR STE 130 LAKE CITY, FL 32025		
Site	426 SW COMMERCE Dr, LAKE CITY		
Description*	LOT 9 INTERSTATE COMMERCE CENTER S/D EX BEG AT NW COR OF LOT 8, RUN S65W 212.88 FT, N14 E 205.95 FT TO S R/W OF SW COMMERCE DR, SE ALONG CURVE OF R/W 181.60 FT TO POB ORB 705-096, 776-1800, 799-2149, 1026-2992		
Area	2.9 AC	S/T/R	02-4S-16
Use Code**	COMMUNITY SHOPPING (1600)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$386,551	Mkt Land	\$386,551
Ag Land	\$0	Ag Land	\$0
Building	\$342,294	Building	\$342,305
XFOB	\$32,395	XFOB	\$32,395
Just	\$761,240	Just	\$761,251
Class	\$0	Class	\$0
Appraised	\$761,240	Appraised	\$761,251
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$761,240	Assessed	\$761,251
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$759,034 city:\$759,034 other:\$759,034 school:\$761,240	Total Taxable	county:\$761,251 city:\$761,251 other:\$0 school:\$761,251



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/29/1994	\$825,000	0799/2149	WD	I	U	35
3/31/1993	\$656,800	0776/1800	WD	I	U	35
7/1/1985	\$1,550,000	0569/0725	WD	V	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SHOP NBHD (3800)	1987	25200	29160	\$342,305

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	0	\$14,950.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	0	\$11,445.00	1.00	0 x 0
0253	LIGHTING	2017	\$6,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1610	SH CTR NHD (MKT)	126,324.000 SF (2.900 AC)	1.0000/1.0000 1.0000/.3600000 /	\$3 /SF	\$386,551

ix Record

Item ii.

Last Update: 9/14/2021 9:18:14 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number R02714-012	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address WESTFIELD GROUP LTDS LIMITED 426 SW COMMERCE DR STE 130 LAKE CITY FL 32025		
Property Address 426 COMMERCE SW LAKE CITY		
GEO Number 024S16-02714-012		
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 02-4S-16 1600/16002.90 Acres LOT 9 INTERSTATE COMMERCE CENTER S/D EX BEG AT NW COR OF LOT 8, RUN S65W 212.88 FT, N14 E 205.95 FT TO S R/W OF SW COMMERCE DR, SE ALONG CURVE OF R/W 181.60 FT TO POB ORB 705- 096, 776- 1800, 799-2149, 1026- 2992		
Ad Valorem Taxes		
Levying Authority	Rate	Assessed Value
TY OF LAKE CITY	4.9000	759,034
ARD OF COUNTY COMMISSIONERS	8.0150	759,034
LUMBIA COUNTY SCHOOL BOARD		
CRETIONARY	0.7480	761,240
CAL	3.7810	761,240
PITAL OUTLAY	1.5000	761,240
WANNEE RIVER WATER MGT DIST	0.3696	759,034
KE SHORE HOSPITAL AUTHORITY	0.0001	759,034
Exemption Amount		
Taxable Value		
Taxes Levied		
Total Millage	19.3137	Total Taxes
		\$14,673.07
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$4,700.59
Total Assessments		\$4,700.59
Taxes & Assessments		\$19,373.66
If Paid By	Amount Due	
	\$0.00	
Date Paid	Transaction	Receipt
/18/2020	PAYMENT	3501186.0001
		Item
		2020
		Amount Paid
		\$18,598.71

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES