

SPECIAL BOARD OF ADJUSTMENT

CITY OF LAKE CITY

March 08, 2022 at 5:45 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 on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- i. February 15, 2022

OLD 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

NEW BUSINESS - None

WORKSHOP/DISCUSSION ITEMS - None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting 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

SPECIAL CALLED SESSION FEBRUARY 15, 2022

CALL TO ORDER: Meeting was called to order by Ms. Mavis Georgalis at 6:25 pm

INVOCATION: Invocation was given by Mr. Larry Nelson

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

MINUTES: Minutes of the Board of Adjustments meeting from January 4, 2022, were approved. Motion by Mr. Lydick and seconded by Ms. Georgalis. Passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURN: Motion to adjourn by Ms. Mavis Georgalis at 6:30pm

Mavis Georgalis, Board Chairperson

Date Approved

Marshall Sova, Acting Secretary

Date Approved

DEPARTMENT OF GROWTH MANAGEMENT
City of Lake City
205 North Marion Avenue
Lake City, FL 32055
Telephone: (386)719-5766
Growthmanagement@lcf.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 OFFICIAL

DATE: 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.

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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Growthmanagement@lcf.com

**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.

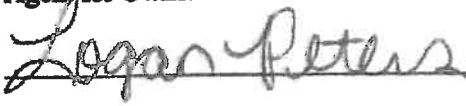
GWC Development Partners, LLC
Property Owner



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

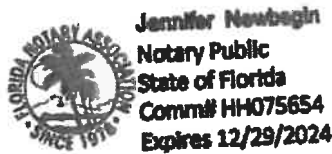
By Logan Peters

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

as identification.

Notary Public 

My Commission Expires 12/29/2024



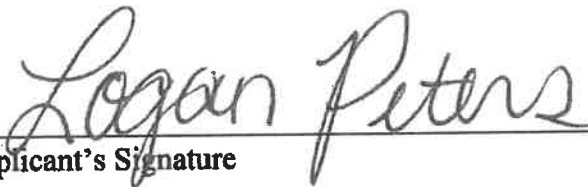
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**NOTICE TO PETITIONER/LAND OWNER
CONCERNING SIGNS POSTED ON PROPERTY
FOR PUBLIC HEARINGS**

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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

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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.
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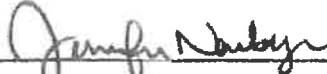
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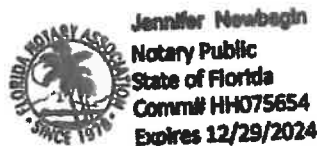
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Who is/are personally known to me
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Notary Public 

My Commission Expires 12/29/2024




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Item ii.
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pg. 1

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

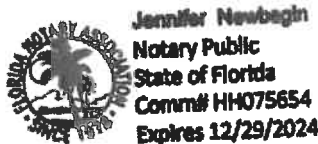
By Logan Peters

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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Applicant's Signature

11/17/2021
Date

PUBLIC NOTICE



WATERWAY CONTRACT 2/23/22

LAKE CITY REPORTER
PO BOX 1709
180E DUVAL ST
LAKE CITY FL 32056-1709
(386)752-1293
Fax (386)752-9400

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 02/22/22 14:04 by kharr-cn

Acct #: 45150

Ad #: 690108

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 02/25/2022 Stop: 02/25/2022

Times Ord: 1 Times Run: ***

STD 1.00 X 15.28 Words: 583

Total STD 15.28

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 244.48

Affidavits: 1

Ad Descrpt: V 21-01

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: *

P.O. #:

Created: kharr 02/22/22 14:03

Last Changed: kharr 02/22/22 14:04

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 02/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARING CONCERNING A VARIANCE AS PROVIDED FOR IN THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning a variance, as described below, will be heard by the Planning and Zoning Board of Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on March 8, 2022 at 5:45 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

V 21-01, a petition by Logan B. Peters of JBPro, as agent for GWC Development Partners LLC, to request a variance be granted as provided for in Section 4.15.6 of the Land Development Regulations, to reduce the lot width requirement from 200.00 feet to 194.50 for Lot 2 and from 200.00 to 165.50 for Lot 3 for a Replat of Lots 2, 3 and 11 of Gateway Crossing Subdivision a Replat of Lots 2 and 3 of Gateway Crossing Subdivision within a COMMERCIAL, HIGHWAY INTERCHANGE (CHI) zoning district in accordance with a petition dated November 17, 2021, to be located on property described, as follows:

A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: A Replat of Lots 2, 3 and 11 of Gateway Crossing Subdivision a Replat of Lots 2 and 3 of Gateway Crossing Subdivision as recorded in the Public Records of Columbia County, Florida. Containing 2.70 acres, more or less.

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

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.

Copies of the variance are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

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 and be heard with respect to the variance.

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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on February 25, 2022.

690108
February 25, 2022

NOTICE OF PUBLIC HEARING
CONCERNING A VARIANCE AS PROVIDED FOR IN THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning a variance, as described below, will be heard by the Planning and Zoning Board of Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on March 8, 2022 at 5:45 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

V 21-01, a petition by Logan B. Peters of JBPro, as agent for GWC Development Partners LLC, to request a variance be granted as provided for in Section 4.15.6 of the Land Development Regulations, to reduce the lot width requirement from 200.00 feet to 194.50 for Lot 2 and from 200.00 to 165.50 for Lot 3 for a Replat of Lots 2, 3 and 11 of Gateway Crossing Subdivision a Replat of Lots 2 and 3 of Gateway Crossing Subdivision within a COMMERCIAL, HIGHWAY INTERCHANGE (CHI) zoning district in accordance with a petition dated November 17, 2021, to be located on property described, as follows:

A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described, as follows: A Replat of Lots 2, 3 and 11 of Gateway Crossing Subdivision a Replat of Lots 2 and 3 of Gateway Crossing Subdivision as recorded in the Public Records of Columbia County, Florida.

Containing 2.70 acres, more or less.

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

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.

Copies of the variance are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

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 and be heard with respect to the variance.

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Publish in the legal section of the Lake City Reporter on February 25, 2022.



Serving Alachua
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Dixie • Gilchrist • Hamilton
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Suwannee • Taylor • Union Counties

Item ii.

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

February 22, 2022

Mr. Marshall Sova
Code Enforcement
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Petition No. Z 21-01 (GWC Development Partners LLC)
Sign
Concerning a Variance

Dear Marshall:

Please find enclosed the above referenced sign.

The sign must be posted on the subject property at least ten days prior to the public hearing.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Paul Dyal, Interim City Manager

I:\2021\lakecity\v_21-01_gwc development partners llc\v_21-01_sign_.docx

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

V 21-01, a petition by Logan B. Peters of JBPro, as agent for GWC Development Partners LLC, to request a variance be granted as provided for in Section 4.15.6 of the Land Development Regulations, to reduce the lot width requirement from 200.00 feet to 194.50 for Lot 2 and from 200.00 to 165.50 for Lot 3 for a Replat of Lots 2, 3 and 11 of Gateway Crossing Subdivision a Replat of Lots 2 and 3 of Gateway Crossing Subdivision within a COMMERCIAL, HIGHWAY INTERCHANGE (CHI) zoning district in accordance with a petition dated November 17, 2021, to be located on property described, as follows:

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Containing 2.70 acres, more or less.

WHEN: March 8, 2022
5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Copies of the variance are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

At the aforementioned public hearing, all interested parties may be heard with respect to the variance.

**FOR MORE INFORMATION CONTACT
MARSHALL SOVA
CODE ENFORCEMENT
AT 386.719.5746**