

# BOARD OF ADJUSTMENT

## CITY OF LAKE CITY

August 01, 2023 at 5:45 PM

Venue: City Hall

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## 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.](#) Meeting Minutes: 07-11-2023

### OLD BUSINESS- None

### NEW BUSINESS

- [ii.](#) **SE23-05**, Petition submitted by Douglas Maxwell (owner), for a Special Exception for parcel 11844-000, in the Residential Single Family-3 (RSF-3) Zoning District, which is regulated by the Land Development Regulations section 4.5

### WORKSHOP- 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.

**BOARD OF ADJUSTMENTS****MEETING MINUTES**

**Date:** 07/11/2023

**Roll Call:**

Mrs. McKellum- Present

Mr. Carter- Present

Mr. Nelson- Present

Mr. Lydick- Present

Mr. Cooper- Not Present

Mr. McMahon- Present

**Approval of Past Minutes**-Approve the minutes of the 04/04/2023 Meeting.

**Motion By:** Mr. Carter **Seconded By:** Mrs. McKellum

**Comments or Revisions:** None

**Old Business:** None

**New Business:**

**Petition # Appeal23-01 Presented By:**

**As owner or agent and gives address of:**

**Petitioner is Sworn in by:**

**Discussion:** Mr. Lydick asked for a motion to adopt the amended agenda.

**\*\*\*NOTE: Amendment was to move Appeal23-01 to a meeting in August not yet scheduled. \*\*\***

**Motion to Adopt Amended Agenda:** Mr. McMahon **Motion Seconded By:** Mr. Carter

**Amended Agenda approved unanimously.**

**Workshop:** None

**Motion to Adjourn by:** Mr. Nelson **Motion Seconded By:** Mr. Carter

**Mr. Lydick closed the meeting.**

**Time:** 5:37pm

\_\_\_\_\_  
Mr. Lydick, Board Chairperson

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Robert Angelo, Secretary

\_\_\_\_\_  
Date Approved

# Project Summary

**Project Name:** Douglas Special Exception

**Project Number:** SE23-05

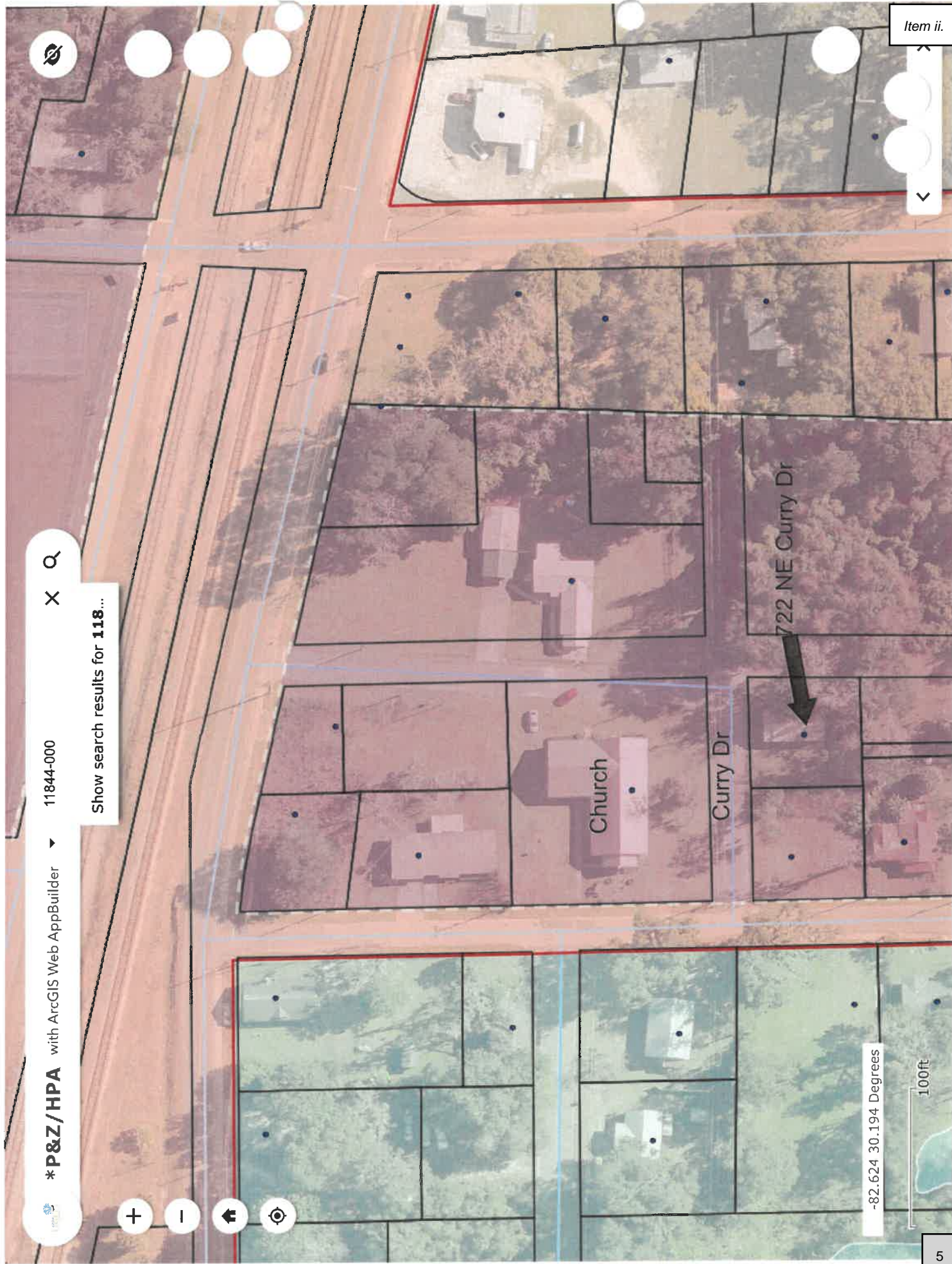
**Parcel Number:** 11844-000

## Project Notes

- Project type: Special Exception
- Future land use is: Residential Medium
- Zoning designation is: Residential Single Family 3
- Proposed use of the property: Family Dwelling
- Land is conducive for use: Only with a Special Exception 4.5.5.13
- No Staff Review

## Project Summary

Project SE23-05 is for a special exception and has been reviewed by North Central Florida Regional Planning Council. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.





Google Maps 698 NE Curry Dr

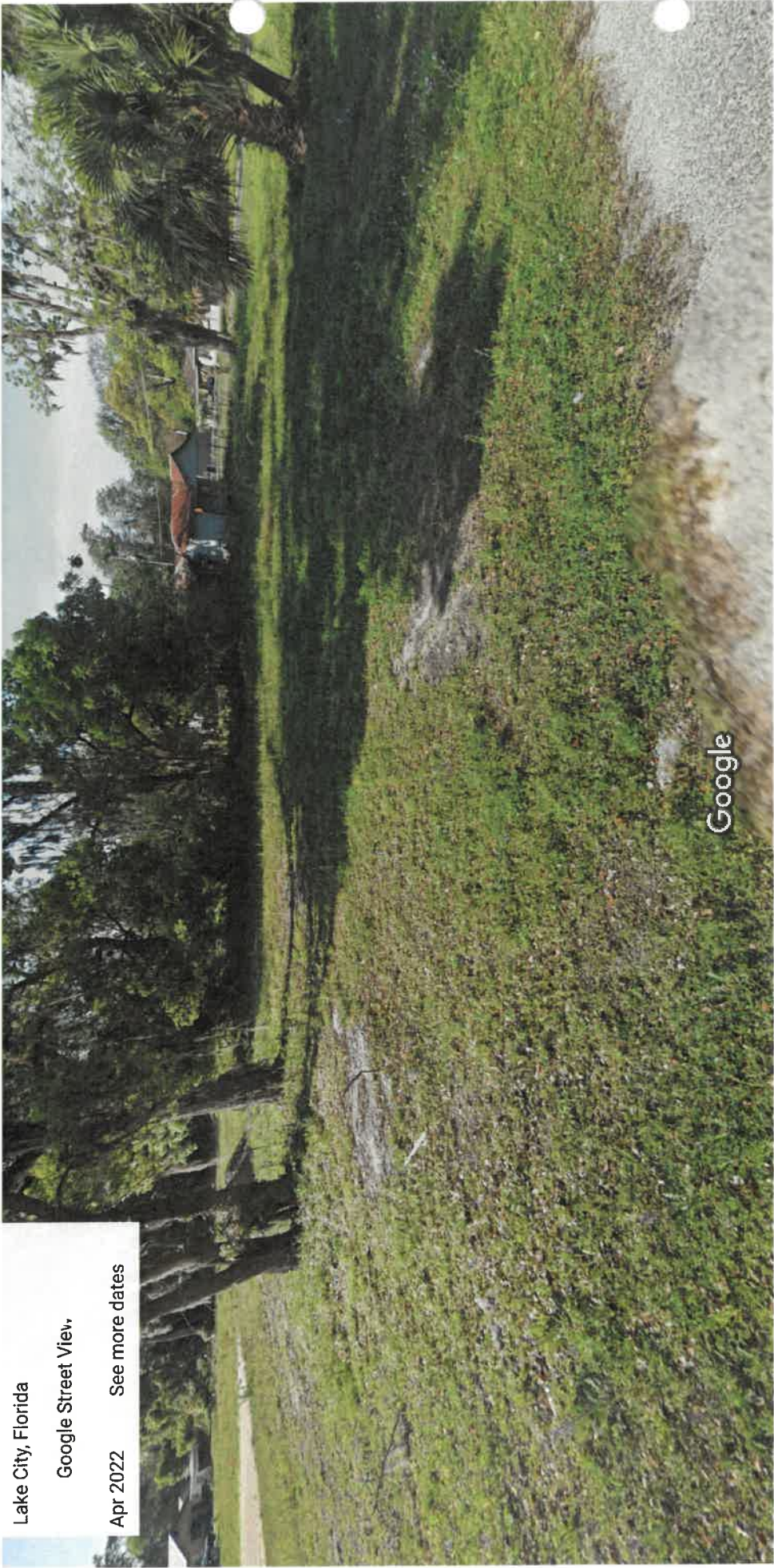


Image capture: Apr 2022 © 2023 Google





## GROWTH MANAGEMENT

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

## FOR PLANNING USE ONLY

Application # \_\_\_\_\_  
Application Fee \$200.00  
Receipt No. \_\_\_\_\_  
Filing Date 7/3/23  
Completeness Date \_\_\_\_\_

## SPECIAL EXCEPTION

## A. PROJECT INFORMATION

1. Project Name: Douglas new home
2. Address of Subject Property: 722 NE Curry Dr
3. Parcel ID Number(s): 00-00-00-11844-000 (40437)
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: RSF-3
6. Acreage: 0.146
7. Existing Use of Property: Vacant (0000)
8. Proposed use of Property: Mobile Home (0200)
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Requesting "Special Exception" to install a manufactured home in RSF-3 district's Section 4.5-"RSF" Residential, Single Family. 4.5.5-"Special Exceptions"-13-Standard design manufactured homes as defined in these land development regulations in Residential Single Family-3 (RSF-3) districts only

## B. APPLICANT INFORMATION

1. Applicant Status: ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): April Douglas Maxwell Title: Owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 3883 NW 23rd Ter Apt 101  
City: Gainesville State: Florida Zip: 32605  
Telephone: (352) 425-5015 Fax: (\_\_\_\_) \_\_\_\_\_ Email: LEDMAX@MSN.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: NO  
 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**

- ☒ 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.
  - b. Whether the proposed use is compatible with the established land use pattern.
  - 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.
  - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
  - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
  - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
  - g. Whether the proposed use will create a drainage problem.
  - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
  - i. Whether the proposed use will adversely affect property values in the adjacent area.
  - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community



12/ 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.
- 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 properly 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.**

Douglas Maxwell

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

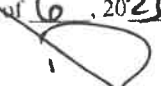
6/27/23

Date

STATE OF FLORIDA  
COUNTY OF Columbia

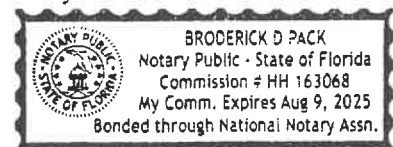
The foregoing instrument was acknowledged before me this 27 day of 6, 2023, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

  
Signature of Notary

Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification DL  
Type of Identification Produced



Lake City - Growth Management Department  
205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

- 1a. Granting the placement of a manufactured home in RSF-3 Zoning will not have any adverse affect with the city's comprehensive plan.
- 1b. Yes this is a residential area and this is consistent with that use.
- 1c. No impact to population density. This will add 1 additional family to this neighborhood.
- 1d. Allowing this will provide a modern and sightly home in declining neighborhood and will have a positive impact on conditions and values compared to other hoes in the neighborhood.
- 1e. No adverse affect on living conditions.
- 1f. No increase in traffic congestion.
- 1g. No drainage problem
- 1h. No reduction in light and air to adjacent properties.
- 1i. No adverse affect to property values.
- 1j. No deterrent to improvement or development of adjacent properties.
- 1k. This project assists with meeting the needs of the neighborhood and community.

2. See Attached

3. See Attached

4. Stormwater Management Plan – N/A

5. Fire Department Access – N/A

6. Concurrency Impact Analysis - N/A

7. Comprehensive Plan Consistency Analysis – N/A

8. 00-00-00-11844-000 - N DIV: E1/2 OF LOT 12 BLOCK H APPELL'S S/D. 538-751, TD 1202-442, QC 1378-1565 THRU 1569

9. See Attached

10. See Attached

11. See Attached





### Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-11844-000 (40437) | VACANT (0000) | 0.146 AC**

N DIV: E1/2 OF LOT 12 BLOCK H APPELL'S S/D, 538-751, TD 1202-442, QC 1378-1565 THRU 1569

**MAXWELL APRIL JEANETTE**

#### 2023 Working Values

**Owner: MAXWELL DOUGLAS CHARLES**  
3883 NW 23RD TER APT 101  
GAINESVILLE, FL 32605

Mkt Lnd	\$3,200	Appraised	\$3,200
Ag Lnd	\$0	Assessed	\$3,200
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$3,200		

**Site: 722 NE CURRY DR, LAKE CITY**

Sales	2/15/2019	\$100	I (U)
Info	2/15/2019	\$100	I (U)
	2/15/2019	\$100	I (U)

**county: \$3,200**  
**city: \$3,200**  
**other: \$0**  
**school: \$3,200**

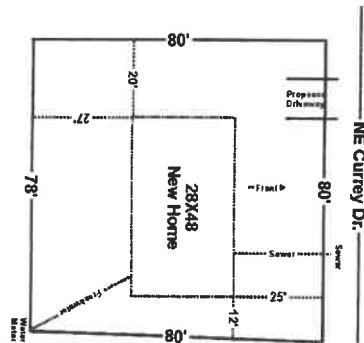
#### NOTES:



Columbia County, FL

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

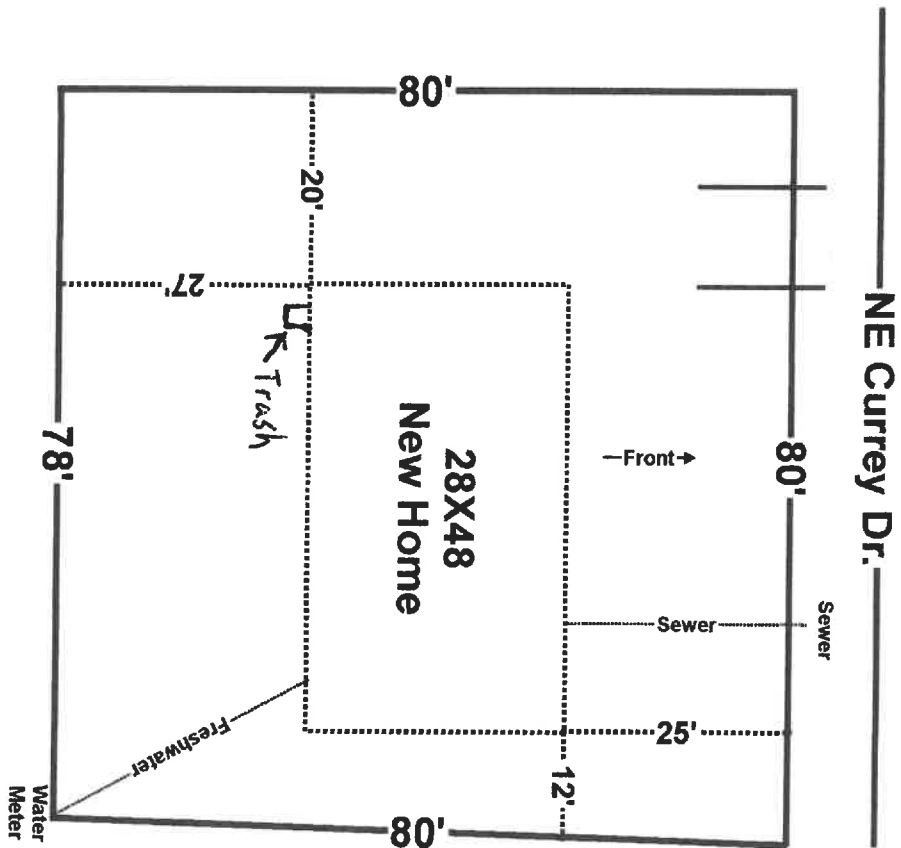
[GrizzlyLogic.com](http://GrizzlyLogic.com)



Douglas Maxwell  
722 NE Curry Dr. Lake City, FL 32605  
Parcel: 00-00-00-11844-000

Scale 1" = 50'  
1/2 Lot 12 Block H  
Appells S/D  
Zoning: RSF3

Brody Pack  
6/27/23



Douglas Maxwell  
722 NE Curry Dr. Lake City, FL 32605  
Parcel: 00-00-00-11844-000

Scale 1" = 20'  
1/2 Lot 12 Block H  
Appells S/D

  
Brody Pack  
8/27/23

# Columbia County Tax Collector

Item ii.

generated on 7/6/2023 8:43:46 AM EDT

## Legal Desc.

Last Update: 7/6/2023 8:43:46 AM

### 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	Tax Type	Tax Year
R11844-000	REAL ESTATE	2022
Legal Description (click for full description)		
N DIV: E1/2 OF LOT 12 BLOCK H APPELL'S S/D. 538-751, TD 1202-442, QC 1378-1565 THRU 1569		



When recorded, mail to:

Name: Mrs. April J. Maxwell  
Address: 3510 NW 91st Street  
Apt 181  
City/State/Zip Code: Gainesville, FL  
32606

Inst: 201912003972 Date: 02/19/2019 Time: 3:38PM  
Page 1 of 2 B: 1378 P: 1569, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I(we), April J. Johnson

the undersigned releasor(s), for the consideration of Ten Dollars (\$10.00), and other valuable considerations, by these presents, do hereby release, remise and forever quitclaim unto April Jennette Maxwell,  
Douglas Charles Maxwell (JTWRs) Husband & Wife,  
all rights, title and interest in that certain real property situated in the County of Columbia, State  
of Florida, and legally described as follows:

N DIV: E1/2 OF LOT 12 BLOCK H APPELL'S S/D. ORB 538-751, TD 1202-442

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s) this 15 day of February  
2019.

FKA - April Jeanette Johnson

FKA - April Jeanette Johnson

~~WKS~~ NKA - April Jeanette Maxwell  
Printed Name of Releasor

NKA - April Jeanette Maxwell  
Signature of Releasor

Printed Name of Co-Releasor

*Donald Stuart*

Signature of Witness No. 1

DONALD STUART

Printed Name of Witness No. 1

1468 SW Main Blvd. Ste 105  
Address

Lake City, FL 32025  
City/State/Zip Code

Signature of Co-Releasor

*Wanda Strickland*

Signature of Witness No. 2

Wanda Strickland

Printed Name of Witness No. 2

1468 SW Main Blvd. Ste 105  
Address

Lake City, FL 32025  
City/State/Zip Code

### Acknowledgment

State of Florida )  
County of Columbia ) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 15 day  
of February, 20 19, by FKA - April Jeanette Johnson  
NKA April Jeanette Maxwell, known to me to be the indi-  
vidual(s) who executed the foregoing instrument and acknowledged the same to be his(her)(their) free act and deed.

My Commission Expires: 02-18-2019

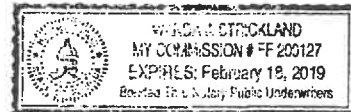
*Wanda Strickland*  
Notary Public

If acknowledged in the State of Florida, complete the section  
below:

(check one) ☐ Personally Known. ☒ Produced Identification.

Type of Identification produced:

FLDL - M240-010-78-583-0





Details

- [Print View](#)
- [Legal Desc.](#)
- [Tax Payment](#)
- [Payment History](#)
- [Print Tax Bill](#)
- [Change of Address](#)

Registered for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

Account Number	Tax Type	Tax Year
R11844-000	REAL ESTATE	2022
Mailing Address	Property Address	
1000 E. 1st St. Suite 100	1000 E. 1st St. Suite 100	
Albuquerque, NM 87102		
Phone: (505) 243-1234	GEO Number	
	1000000000000000	

Searches

- [GEO Number](#)
- [Owner Name](#)
- [Property Address](#)
- [Mailing Address](#)

Site Functions

- [Local Business Tax](#)
- [Contact Us](#)
- [County Login](#)
- [Home](#)

Exempt Amount	Taxable Value
See Below	See Below
Exemption Detail	Millage Code
See Below	Escrow Code

Legal Description (click for full description)

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Albuquerque	0.0000	1000000000000000	0	1000000000000000	0.00
City of Albuquerque	0.0000	1000000000000000	0	1000000000000000	0.00
County of Bernalillo	0.0000	1000000000000000	0	1000000000000000	0.00
State of New Mexico	0.0000	1000000000000000	0	1000000000000000	0.00

Total Millage

Total Taxes

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
A	Albuquerque	0.00

Total Assessments	0.00
Taxes & Assessments	\$100.00

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Years Payment History

Prior Year Taxes Due

Print! << First < Previous Next > Last >>



LIMITED POWER of ATTORNEY  
Consent for County Permit Applications

I, Maxwell Douglas, do hereby authorize Brody Pack  
to be my representative and act on my behalf in all aspects of applying for a  
Manufactured Home Permit to be placed on my property, parcel ID  
00-00-00-11844-00.

I understand that this could result in an assessment for solid waste and fire  
protection services levied on this property.

Dated this 27 day of June, 2023.

Owner: [Signature]

Sworn to and described before me this 27 day of June, 2023.

[Signature]  
Notary's Signature

