

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

March 2, 2020

VIA ELECTRONIC MAIL

Kellan Bailey
N.F.P.S.
P.O. Box 3823
Lake City, FL 32056

Re: SE 0610 "Mini-Storage & Record Storage of Lake City, Inc."
Determination Letter

Dear Mr. Bailey,

At the February 27, 2020 Board of Adjustment ("Board") hearing, the Board approved your application for a Special Exception for a storage use in a completely enclosed building use as permitted in Section 4.14.5(1) of the County's Land Development Regulations ("LDRs") in accordance with Section 12.2 of the County's LDRs. Per Section 12.1.1 of the County's LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0610.

If you have any questions, please do not hesitate to contact me at bstubbs@columbiacountyfla.com or (386) 754-7119.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

RESOLUTION NO. BA SE 0610

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.14.5(1) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A WHOLESALE, WAREHOUSE, OR STORAGE IN A COMPLETELY ENCLOSED BUILDING USE WITHIN THE COMMERCIAL, INTENSIVE ("CI") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;

- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0610, a petition by Kellan Bailey of North Florida Professional Services, as agent for Mini-Storage & Record Storage of Lake City, Inc., owner, to request a special exception be granted as provided for in Section 4.14.5(1) of the Land Development Regulations to allow for wholesale, warehouse, or storage use in a completely enclosed building in a Commercial Intensive ("CI") Zone District. The special exception has been filed in accordance with a site plan dated January 9, 2020 and submitted as part of a petition dated January 9, 2020, to be located on property described, as follows:

COMMENCE AT THE SE CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.00°59'22"W., ALONG THE EAST LINE THEREOF, 776.60 FEET; THENCE N.89°47'49"W., 1373.72 FEET TO THE POINT OF BEGINNING; THENCE N.00°07'18"W., 357.45 FEET; THENCE S.88°34'08"W., 233.63 FEET; THENCE S.89°52'42"W., 554.84 FEET; THENCE S.09°03'00"W., 213.47 FEET; THENCE S.89°52'42"W., 448.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 47; THENCE S.09°02'30"W., ALONG SAID RIGHT-OF-WAY LINE, 139.88 FEET; THENCE N.89°39'10"E., 421.68 FEET; THENCE S.89°47'49"E., 871.09 FEET TO THE POINT OF BEGINNING.

Containing 7.98 acres, more or less.

Tax Parcel 18-4s-17-08479-005

Section 2. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 3. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.


Section 4. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 5. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 6. This resolution shall become effective upon adoption.


PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 27th day of February 2020.

Attest:



Brandon M. Stubbs, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman