

COLUMBIA COUNTY
BOARD OF ADJUSTMENT MEETING
COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JANUARY 24, 2013
7:00 P.M.
AGENDA

Pledge to U.S. Flag

Invocation

Public Hearing(s):

- V0288 - Dr. Chandler Mohan of Emory Medical Corporation, to request a revision of a previously approved variance (V0288) from the requirements of Section 4.15.13 of the Land Development Regulations requesting a decrease in the number of required parking spaces from 65 to 25 within a Commercial Highway Interchange (CHI) zoning district. The new request is based on a 16,800 square foot building instead of a 10,000 square foot building. Located just west of the intersection of U.S. Highway 90 and NE Pinemount Avenue (County Road 252).
- SE 0523 - Bryan M. Rucker and Linda G. Rucker, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow gunsmithing and sale of firearms as a home occupation within an AGRICULTURAL-3 (A-3) zoning district. Located at the west end of SW Cavalry Place in Mason City.
- SE 0522 - Louis Thomas Spell, as agent for Eva E. Harrison, to request a special exception be granted as provided for in Section 4.5.7 of the Land Development Regulations to allow for heavy equipment and related machinery sales, and automotive repair and repair of agricultural equipment within an AGRICULTURAL - 3 (A-3) zoning district. Located at the right hand turn on SW Wester Drive approximately 1.25 miles east of State Road 47.

APPEAL FOR A VARIANCE
TO BOARD OF ADJUSTMENT
COLUMBIA COUNTY, FLORIDA
APPLICATION

DO NOT WRITE IN THIS SPACE
OFFICE USE ONLY

Application No. V 0289 Date Filed 19 Dec. 2012 Received By BLK

Date Set For Board of Adjustment 24 Jan. 2013

Newspaper Notice Lake City Reporter Date of Notice Published 11 Jan. 2013

Fee \$750.00 Receipt No. 4326 Check No. 2053

Comments: _____

SECTION TO BE COMPLETED BY APPLICANT

Name of Title Holder(s) Emory Medical Corporation (Women's Center of Florida) Dr. Chandler Mohan

Address Shands Lake Shore North Plaza, 351 Franklin Street

City Lake City, FL Zip Code 32055

Phone (386) 466-1106 Office (773) 368-0060 cell FAX (386) 466-1821

E-mail address (optional) CHANDLER MOHAN@YAHOO.COM

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.

Any other person(s) having ownership, interest in subject property? Yes _____ No ☒

If Yes, list such person(s) _____

NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a signed and notarized letter from the title holder(s) addressed to the Land Development Regulation Administrator

Title Holder(s) Representative Agent(s) _____

Address _____ City _____ Zip Code _____

Phone () _____ FAX () _____

E-mail address (optional) _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail address and communications may be subject to public disclosure.

Tax Parcel ID# 33-3S-16-02460-007

Legal Description of Property (include copy of deed) See copy of attached deed

Size of Property 0.75 acres

Land Use Classification Highway Interchange

Present Zoning District Commercial Highway Interchange

Present Use of Property vacant
(residential, commercial, industrial, agriculture, vacant, etc.)

Previous Actions on Property by Applicant

A previous application was X was not _____ made with respect to the subject property in this application.

Application Number(s) V 0288

1. Section of Land Development Regulations (LDR's) for which a Variance is Being Requested.

Section 4.15.13 Reduction in the number of parking spaces from 65 to 25

2. Will the granting of a variance be in harmony with the neighborhood and not contrary to the intent and purpose of the Land Development Regulations (LDR's)? YES ✓ NO _____

Elaborate See letter of explanation

3. Are the conditions of hardship for which you are requesting a variance true only of your property? YES ✓ NO _____ If not, how many other properties are similarly effected?
-
-

4. Are the conditions on your property the result of other man-made changes (such as relocation of a road)? YES _____ NO ☒ If "YES", please describe _____

5. What characteristics of your property prevent it being used for any of the uses permitted within the zoning district that the property is located?

Shape _____ Size (to small) ☒ To Narrow ☒ To Shallow _____ Elevation _____

Slope _____ Other _____
(specify)

6. Describe the items checked, giving dimensions where appropriate: _____

NA.

7. How do the above stated conditions prevent any reasonable use of your property under the Land Development Regulations (LDR's)? NA "See letter of explanation"

8. Which of the following types of modifications will allow you a reasonable use of your property?

Change in setback requirement _____ (front, side or rear)
circle one

Change in lot coverage requirement _____ Change in offstreet parking requirement ☒

Other Total Building office Space 8800 sq ft Storage second floor 8000 sq ft
23 parking Spaces 2 Handicap parking Total 25 parking Spaces

9. If the variance request is for a reduction in setback requirements. Please state which property line(s) and the distance request. NA

10. To the best of your knowledge can you affirm that the hardship as described was not created by an action of anyone having interest in the property after the LDR's or applicable section thereof came into effect? YES ☒ NO ☐

If "NO", explain why the hardship should not be regarded as being self-imposed. _____

NOTICE TO APPLICANT

The Board of Adjustment shall have power to authorize upon appeal such variance from the terms of these land development regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these 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 variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of these land development regulations in the zoning district involved, or any use expressly or by implication prohibited by the terms of these land development regulations in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

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.

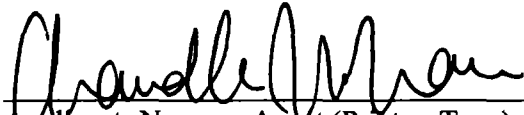
Fourteen (14) copies of a site plan must accompany an application for a Variance.

The Columbia County 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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.



Applicants Name or Agent (Print or Type)

Applicant or Agent Signature

Dec 19, 2012

Date

Chandler Mohan, MD,
Emory Medical Corporation
351 NE Franklin Street # 1125
Lake City, FL 32055



Women's Center of Florida

An Emory Medical Corporation

Emad Atta, M.D.

Chandler Mohan, M.D.

Located SHANDS North Plaza

351 NE Franklin Street # 1125

Lake City Florida 32055

Phone (386) 466-1106

Fax (386) 466-1821

Web: www.myOBcare.com

December 28, 2012

Board of County Commissioners
135 NE Hernando Avenue, Suite 203
Lake City, Florida 32055

RE : Requesting variance Tax parcel ID # 33-3S-16-02460-007

Dear Board Members,

This letter is to request variance for tax parcel ID # 33-3S-16-02460-007. The variance being requested is to construct, a medical clinic, which is going to be 8800 sq feet of clinic space and 8000 sq feet of storage space on the second floor. We would have 25 parking spaces two of which would provide parking to our handicapped patients.

The clinic would be divided into two separate sections each section would be 4400 sq feet of clinic space and 4000 sq feet of storage space. One section would provide care to Women's Health. This would include High Risk Obstetrical Care, Teen Pregnancy, Teen Education, STD Prevention, Gynecological Care, Surgical Care & many other services. The plan for second half section would be to dedicate it to Infant & Pediatric Care.

This would provide community with much needed Mother Baby Care all in one place.

Women's Center of Florida is contracted with Shands and supports all Shands Hospital located in "Lake City" "Starke" and "Live Oak". We are the only resource available to women in Starke and Live Oak. We have further partnered with "Lake Shore Hospital Authority" and serve all the indigent population of Lake City on their program and even provide life saving Surgical Services at no cost to the community at Shands Lake Shore. We also actively support and help "March of Dimes" with premature infants. Serving three large hospital communities with growing indigent population and lack of space to accommodate them at Shands Lake Shore has forced us, into this new project.

Most of our serving population is indigent and their means of transportation is either CMS (Medicare) or Medicaid funded public transportation systems. Therefore parking is never an issue for us.

Moreover the building itself can support a maximum of 8 providers and each provider can only see a patient every 30 minutes. This is not a walk in clinic, but by appointment only. In any given hour there can be no more than 16 patients and we will have enough parking for our patients in any given hour even if they all required parking.

Serving indigent population also limits our ability to fund things. In this project we have attempted to create a balance between what is needed and what can be funded.

I sincerely think, this will tremendously benefit the community and specially the indigent pregnant women of the community.

I hope for your approval.



Chandler Mohan, M.D.

368 NE Franklin Street Lake City, FL 32055
386.292.8000

December 27, 2012

Board of County Commissioners
135 NE Hernando Avenue, Suite 203
Lake City, Florida 32055

Re: Women's Center of Florida

To Whom It May Concern:

It is with pleasure I write this letter of support for the Women's Center of Florida to construct a medical office on the west side of Lake City. Dr. Mohan and Dr. Atta provide a much needed service to our community and surrounding communities including the provision of care to indigent patients. The addition of this new clinic will greatly benefit our community. If further information is needed, please do not hesitate to contact me.

Best regards,



Rhonda K. Sherrod, RN, MSN
CEO



LAKE SHORE

Hospital Authority

FINANCIAL ASSISTANCE PROGRAM

259 NE FRANKLIN STREET, SUITE 102

POST OFFICE BOX 988

LAKE CITY, FLORIDA 32056-0988

TELEPHONE (386) 755-1090

FAX (386) 755-7009

December 21, 2012

To Whom It May Concern:

We have worked with Dr. Chandler Mohan and Dr. Emad Atta over the past two years as they have partnered with the Lake Shore Hospital Authority and their Financial Assistance Program.

We are in full support of them opening their new location on the west side of Lake City. We feel this additional facility will best serve our indigent population located in that area.

Sincerely,

Jack Berry

Executive Director

**"Holiday Magic"
Signature Chefs
Auction**

**Honorary Chair
Suzanne Norris
TD Bank**

**Event Chair
Rene' Keith**

**Event Co-Chairs
Maureen Lloyd
Vern Lloyd**

**Chefs Chair
Ferne Mann**

**Live & Silent Auction Chair
Renee' Cobb**

**Decorating Chair
Linda Waldron**

**Program Chair
Carole Strickland**

**Printing Chair
Josh Johnson**

**Board Chair
Jan Turbeville
First Federal Bank of
Florida**

**Committee:
Pam Beauchamp
Judi Clemmons
Rosemary Coleman
Margie Denyko
Kim Dortch
Rosy Gottschalk
Debra McCoy
Shirley Munoz
Terry Ratzlaff
Judy Ripple
Ryan Touchton
Pam Touchton
Ron Turbeville
Bo Waldron**

December 28, 2012

Board of County Commissioners
135 NE Hernando Avenue, Suite 203
Lake City, Florida 32055


Re: Women's Center of Florida

To Whom It May Concern,

I have worked with Dr. Chandler Mohan and Dr. Emad Atta over the past year, as they were 2012 Silver Sponsors of our "Holiday Magic" Signature Chefs Auction, donating \$2,000 which helped raise \$61,000 for Suwannee Valley. We are grateful for their support which helps prevent prematurity and infant mortality.

They provide much needed service to Suwannee Valley including the provision of care to indigent patients. We are in support of them opening their new location on the west side of Lake City.

Sincerely,


Kathy McCallister
Suwannee Valley Community Director
March of Dimes

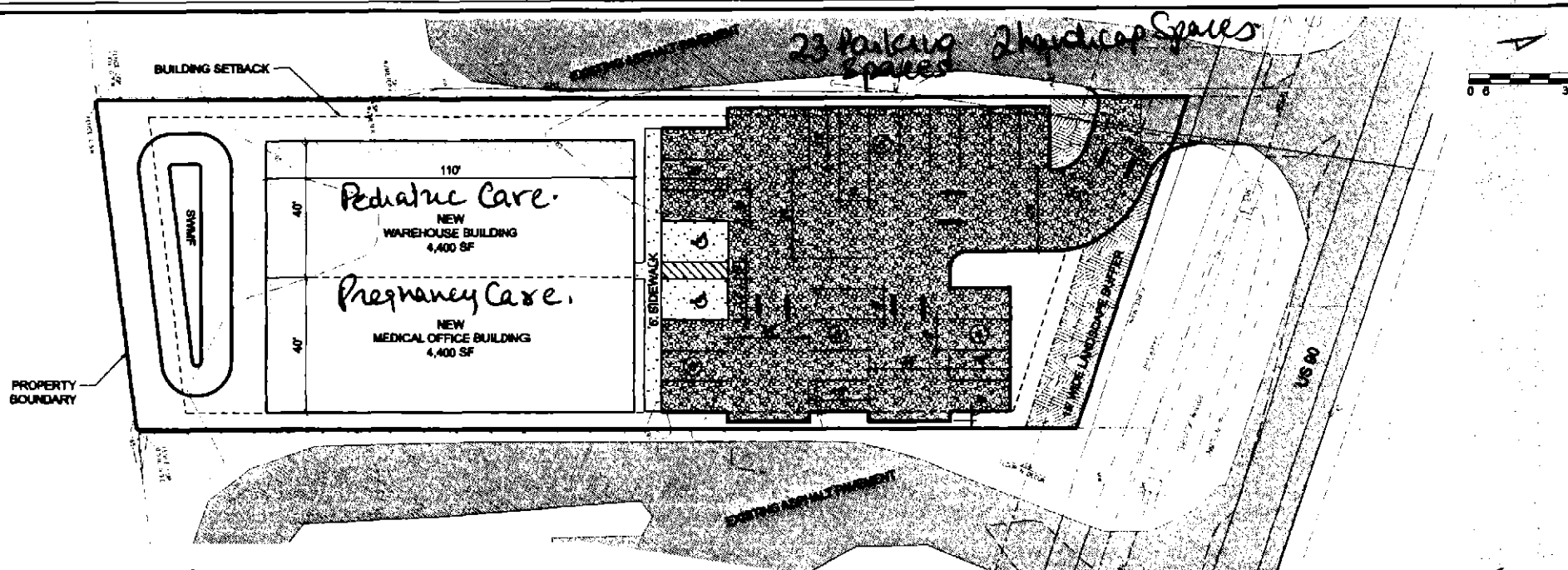
March of Dimes Foundation

North Central Florida Division
1009 SW Main Blvd, Ste 110
Lake City, FL 32025
Telephone (386) 755-0507
Fax (386) 755-6843
kmccallister@marchofdimes.com

marchofdimes.com/florida

Kathy McCallister
Suwannee Valley Community Director


march of dimes®
signature chefs auction®



GENERAL PROJECT INFORMATION

PARCEL #: 34-38-18-02481-001

FUTURE LAND USE: COMMERCIAL
ZONING: COMMERCIAL HIGHWAY INTERCHANGE

DEVELOPMENT DATA

TOTAL SITE AREA = 29,488 SF = 0.67 AC

EXISTING CONDITIONS IMPERVIOUS AREAS
BUILDING (EXISTING) = 12,500 SF

PROPOSED CONDITIONS IMPERVIOUS AREAS
BUILDING (EXISTING) = 12,500 SF
BUILDING (NEW) = 8,800 SF
CONCRETE PAVEMENT = 1,000 SF

TOTAL IMPERVIOUS AREA = 9,000 SF (23.7% SITE AREA)

FAR = 8,800 SF / 29,488 SF = 0.30

MINIMUM BUILDING/YARD SETBACKS PER LDR
FRONT YARD = 20'
REAR YARD = 10'
SIDE YARD = 5'

PARKING CALCULATIONS

MEDICAL OFFICE:

1 SPACE PER 150 SF OF FLOOR AREA
REQUIRED PARKING = 4,400 SF / 150 = 29 SPACES
80% REDUCTION (PER VARIANCE) = 29 * 0.8 = 23 SPACES

WAREHOUSE:

1 SPACE PER 1,500 SF OF FLOOR AREA
REQUIRED PARKING = 4,400 SF / 1,500 = 3 SPACES
80% REDUCTION (PER VARIANCE) = 3 * 0.8 = 2 SPACES

TOTAL REQUIRED PARKING = 25 SPACES

AVAILABLE PARKING = 25 SPACES

ACCESSIBLE PARKING:
2 PER 50 REQUIRED SPACES = 2 SPACES

BOUNDARY AND TOPOGRAPHICAL SURVEY

THE BOUNDARY AND TOPOGRAPHICAL SURVEY INFORMATION
SHOWN IN THESE PLANS IS BASED ON A SURVEY BY
DONALD F. LEE AND ASSOCIATES INC.

ELEVATIONS BASED ON NAVD83 DATUM

UTILITIES

WATER SERVICE: TO BE PROVIDED BY CITY OF LAKE CITY

WASTEWATER SERVICE: TO BE PROVIDED BY CITY OF LAKE CITY

FIRE PROTECTION TO BE PROVIDED BY CONNECTION TO
EXISTING FIRE LINE ALONG US 90

ELECTRIC SERVICE: PROVIDED BY CONNECTION TO
FLORIDA POWER AND LIGHT FACILITIES ALONG US 90

DRAINAGE
THE PROPOSED STORMWATER MANAGEMENT FACILITY
IS DESIGNED TO MEET SWMD RULES AND REGULATIONS

Pediatric Care 4400 sq Clinic
4000 sq Storage
Pregnancy Care 4400 sq Clinic
4000 sq Storage

LEGEND

- AVAILABLE PARKING SPACES
- TRAFFIC FLOW
- AREA TO BE LANDSCAPED WITH GRASS, PLANTS, SHRUBS, TREES OR OTHER LANDSCAPING MATERIAL
- DENOTES GRAVEL PAVEMENT

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CES

Crescent Engineering Services, LLC

CERTIFICATE OF AUTHORIZATION

NO. 20022

P.O. BOX 979
LAKE CITY, FL 32808
PHONE: 386.784.0888

Brad A. Criss, P.E. 65592

DRAWN BY:

BC

APPROVED BY:

BC

**DR. CHANDLER MOHAN
OFFICE BUILDING**

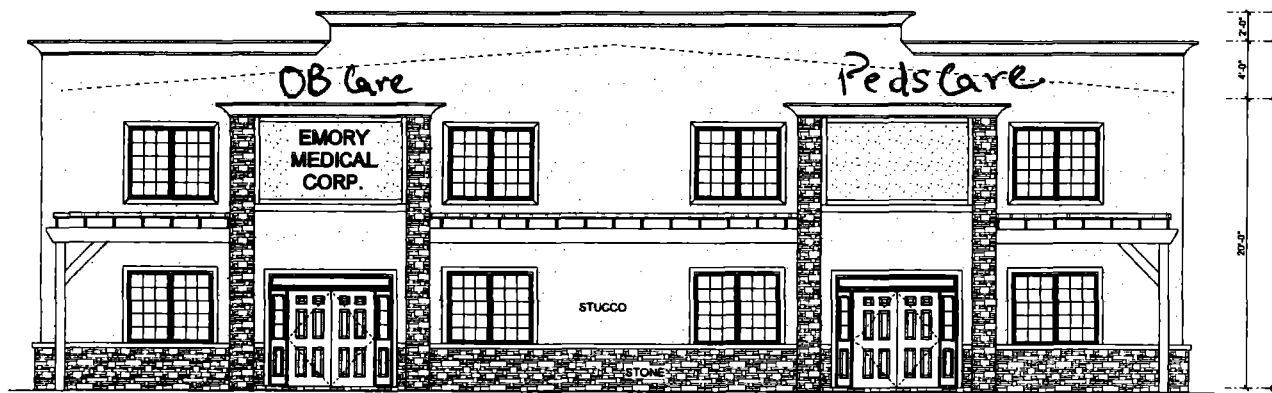
SITE PLAN

CES PROJECT NO.

2012-030

SHEET:

SIT2



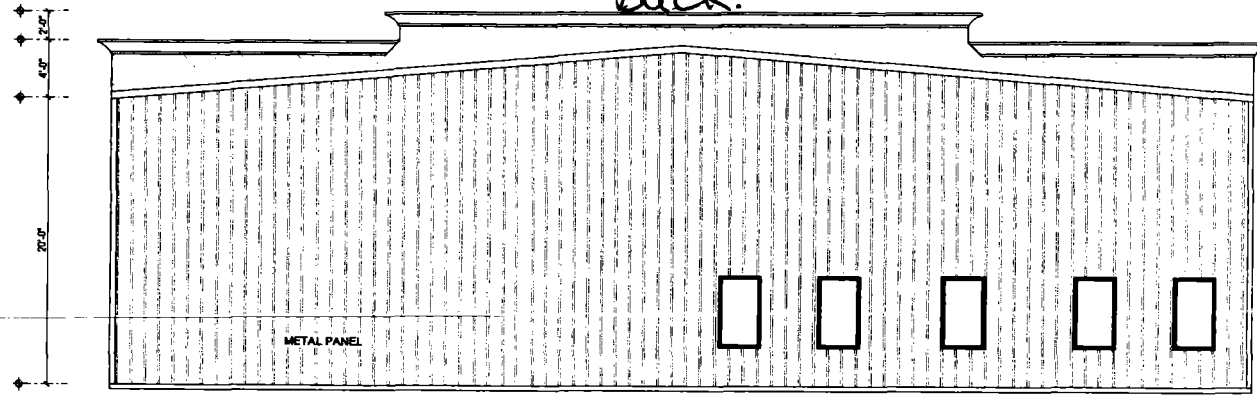
80x110
Building

40x110
OB Care
(Pregnancy Care)

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

40x110
Pediatric Care

Back.



REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CES
Crown Engineering Services, LLC

CERTIFICATE OF AUTHORIZATION
NO. 23822
P.O. BOX 979
LAKE CITY, FL 32856
PHONE: 386.764.8865

Brett A. Crown, P.E. 65582

DRAWN BY:
TM
APPROVED BY
BC

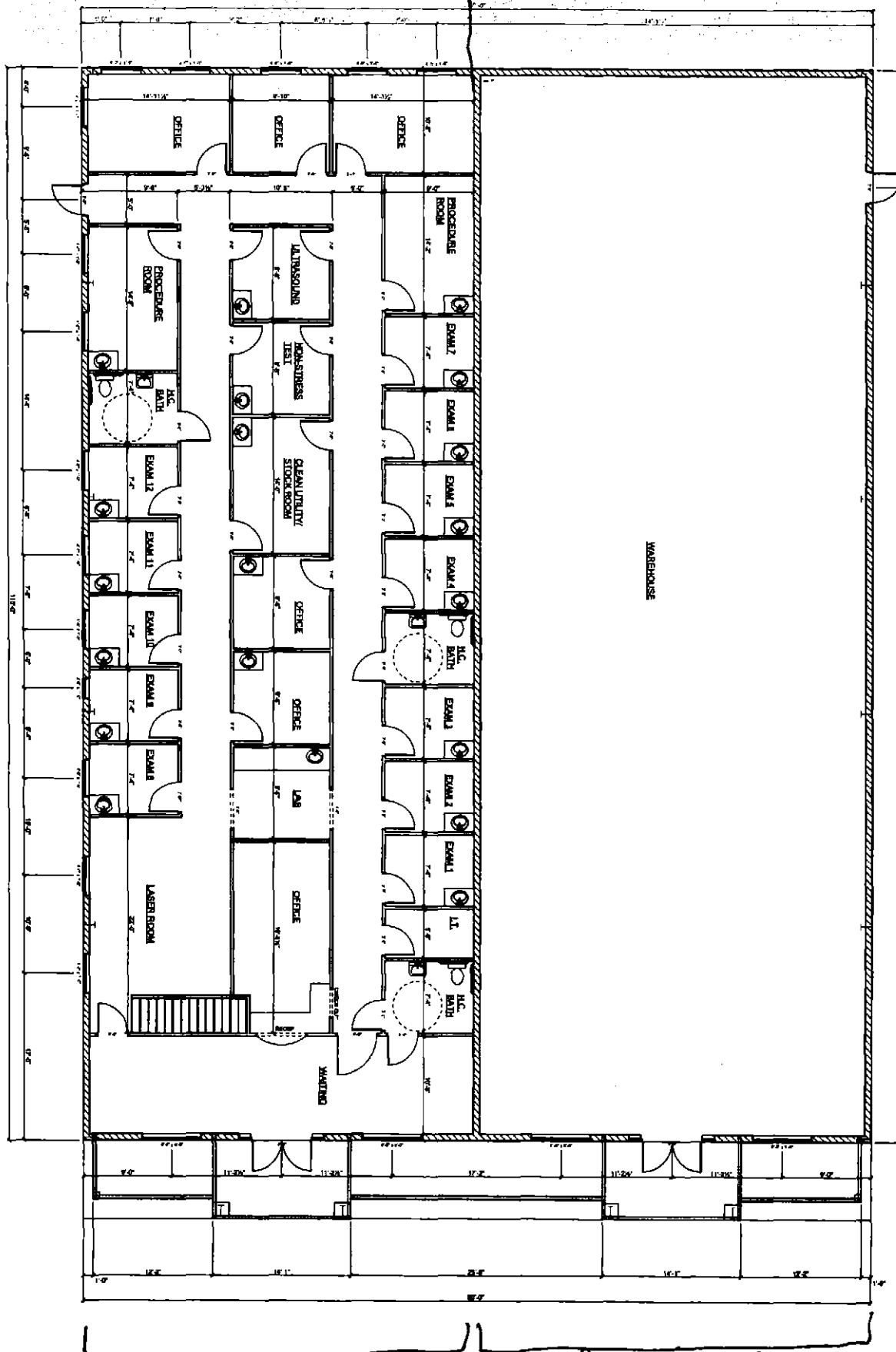
EMORY MEDICAL OVERFLOW OFFICE

2012-030

Storage 210 x 100

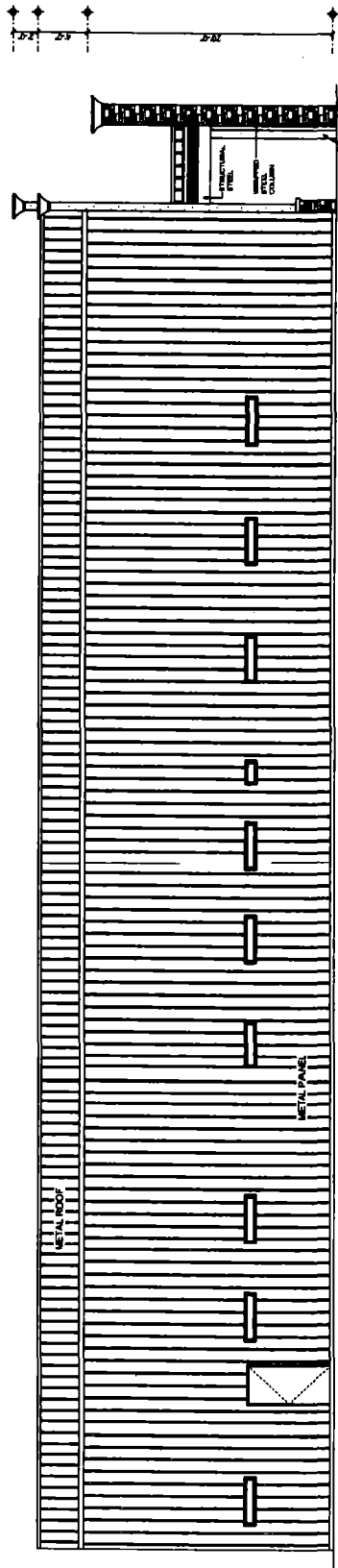
Storage 210 x 100

FLOOR PLAN
SCALE 3/8" = 1'-0"



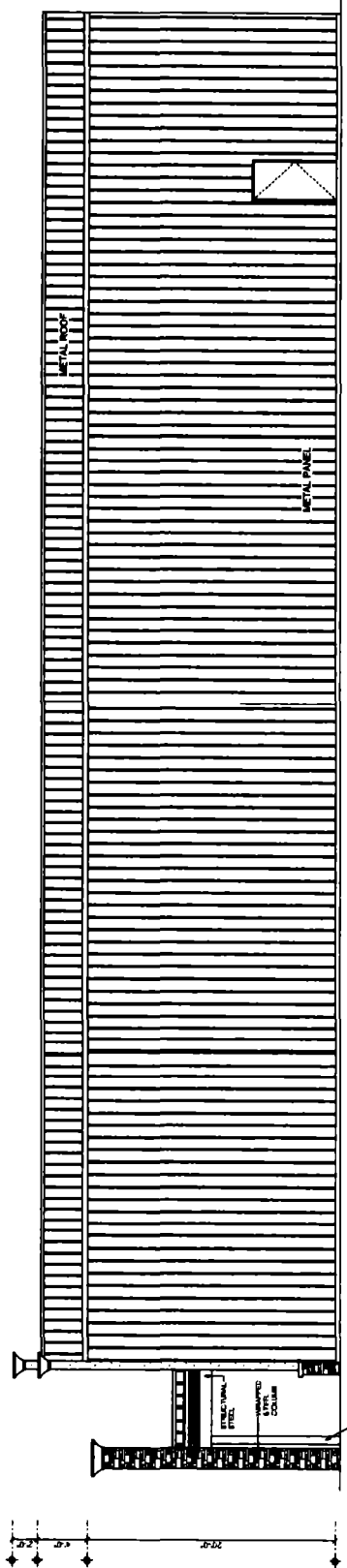
Pregnancy Care
40 x 110

Pediatrics Care
40 x 110



Back of Building

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

DATE		BY		REVISIONS		DESCRIPTION		DATE		BY		DESCRIPTION	
<div style="display: flex; justify-content: space-between;"> <div> <p>CES Construction Engineering & Surveying, LLC 1000 Highway 100, Suite 100 Ft. Worth, TX 76103 PHONE: 817.784.0000</p> </div> <div> <p>CERTIFICATE OF AUTHORIZATION NO. 0002 P.O. BOX 876 Ft. Worth, TX 76103 PHONE: 817.784.0000</p> </div> <div> <p>DESIGNED BY: TM CHECKED BY: BC DATE: 2/12/08</p> </div> </div>													
<div style="display: flex; justify-content: space-between;"> <div> <p>EMORY MEDICAL OVERFLOW OFFICE</p> </div> <div> <p>PROJECT NO. 2012.008</p> </div> </div>													

APPEAL FOR SPECIAL EXCEPTION
TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY

Date Filed 5 Dec. 2012 Special Exception Request No. 0523
Received by BLK Date Set For Hearing 24 Jan. 2013
Date Hearing Held _____ Published Notice Made _____
Newspaper Lake City Reporter
Fee Paid - Receipt No. 4323 Amount 750.00 Date 5 Dec. 2012
Comments: (Indicate other actions, such as continuations) _____
Action by Board on Request for a Special Exception _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Bryan and Linda Rucker
Address 354 SW Cavalry PL, Lake City, FL
Zip 32025 Phone (384) 344-3074 Linda (384) 344-2726 Bryan
Any other persons having any ownership, interest in subject property? YES
NO X
If YES, Please list such person(s) _____

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman < Board of Adjustment, MUST be attached to this application at the time of submittal, stating such appointment.

Title Holder(s) Representative (Agent), if applicable _____
Address _____
ZIP _____ Phone _____

A Special Exception is requested in conformity with the powers vested to permit the Consenting + Sale of Firearms
(insert use or construction proposed)
on the property described below, and in conformity with the plans on permit number NA dated _____

Location and Use:

Legal Description See attached deed for lengthy legal description

Tax Parcel Number 17-55-22-09328-001 (R09328-001)

Location or Address of Property 354 SW Cavalry Place
Lake City, FL 32025 (Mason City area)

Size of Property 25 acres.

Present Use Residential, timberlands / Flood plain
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category A3

Zoning District A3

Actions by Applicant on Property

Permit applied for and denied? none Permit Application No. none / NA
A previous appeal.
NA was made with respect to premises,
NA was not Appeal Application No. NA

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. State the Section, of the Zoning Regulations for which a Special Exception is requested.

Section 425.7 number 17

2. State the ground on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Zoning Regulations.

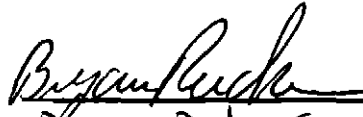
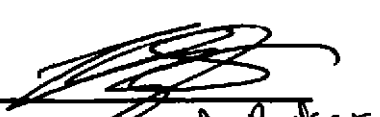
Same as above = Gunsmithing + occasional sale of Firearms as a
home occupation

- c. plans for screening and buffering with reference as to type, dimensions, and character, *map*
- d. proposed landscaping; and
- e. proposed signs and lighting, including type, dimensions, and character. Where these zoning regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.

3. Any person or persons, jointly or severally, aggrieved by any decision or action of the Board of Adjustment may apply to the Board of County Commissioners for review of such decision within thirty (30) days after the rendition of the decision by the Board of Adjustment.

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

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)


Bryon Rucker

Linda Rucker

(Signature)

Title Holder(s)' or Authorized Agent

12/5/12

Date

NOTICE TO APPLICANTS

1. A special exception is a use that would not be appropriate or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such uses may be permissible in a zoning classification or district as a special exception if specific provision for such a special exception is made in the Zoning Regulations.

2. The following is required to be submitted along with the , appeal for a Special Exception:

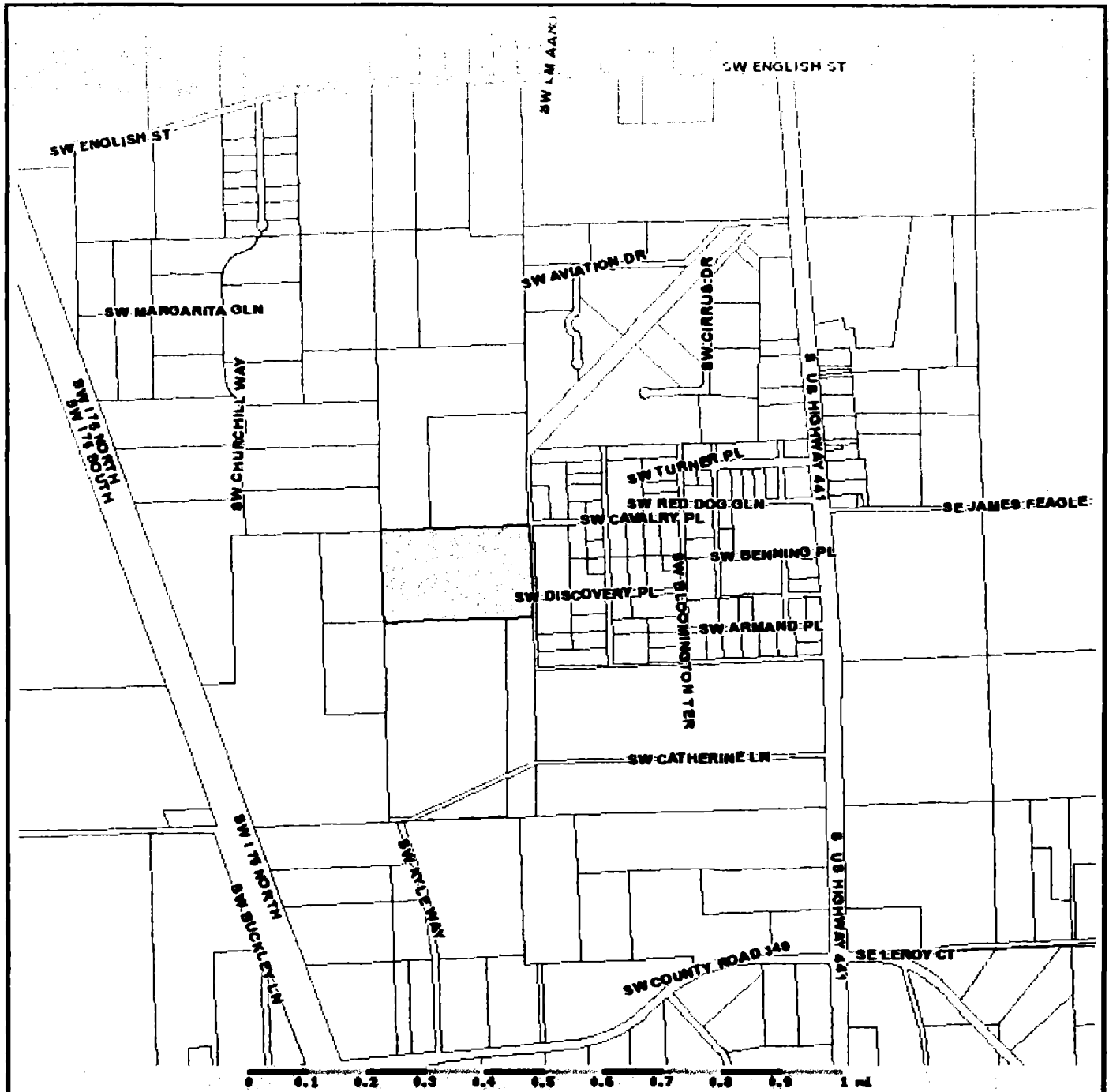
a. site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off street parking and off street loading areas, and refuse and service areas; and required yards and other open spaces;

b. plans showing proposed locations for utility. hook-up;

SPECIAL EXCEPTION APPLICANT CHECKLIST

14 copies of a site plan is required as part of the application for a special exception.
The following items shall be included on the site plan.

- ☒ Site plan at an appropriate scale (one (1) inch equal to fifty (50) feet suggested) showing proposed placement or existing structures on the property and the location of property lines and dimensions;
- ☒ Provisions for ingress and egress; *front lot to front driveway*
- ☒ Off-street parking (number of spaces, including handicap spaces) and off-street loading areas; *8 plus spaces*
- ☐ Refuse and service area;
- ☐ Required yard and other open spaces, for example setback lines;
- ☒ Showing proposed locations for utility hook-up;
- ☒ Plans for screening and buffering with reference to type, dimensions and character (where applicable);
- ☒ Proposed Landscaping;
- ☒ Location of proposed signs and lighting, including type, dimensions and character; *1 2x4 sign and 1 sign*
- ☒ Square footage of proposed structure or existing structure being used for special exception; *1500 sq ft*
- ☒ Date and North arrow;
- ☒ Vicinity map showing general location of site with street names; *Maplewood*
- ☒ Copy of Deed or other evidence showing ownership of property.



Columbia County Property Appraiser

J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

PARCEL: 22-5S-17-09328-001 - MOBILE HOM (000200)

N1/2 OF NW1/4 OF SW1/4 & N1/2 OF N1/2 OF S1/2 OF NW1/4 OF SW1/4. ORB 507-52, 769-1484, 781-1529, 791-1260, 818-1977, JTWS 958-1536, QC 972-2264, QC 1

Name: RUCKER BRYAN M & LINDA G

Site: 354 SW CAVALRY PL

Mail: 354 SW CAVALRY PL

LAKE CITY, FL 32025

Sales 9/5/2008

Info 3/14/2005

\$60,100.00 V / Q

\$100.00 V / U

2012 Certified Values

Land	\$34,500.00
Bldg	\$20,311.00
Assd	\$54,811.00
Exmpt	\$29,811.00
Cnty: \$25,000	
Taxbl	

Other: \$25,000 | Scht: \$29,811

NOTES:



This information, updated: 10/15/2012, 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. The assessed values are NOT certified values and therefore are subject to change before being finalized for all valuations assessment purposes.

powered by:
GalzzyLogic.com

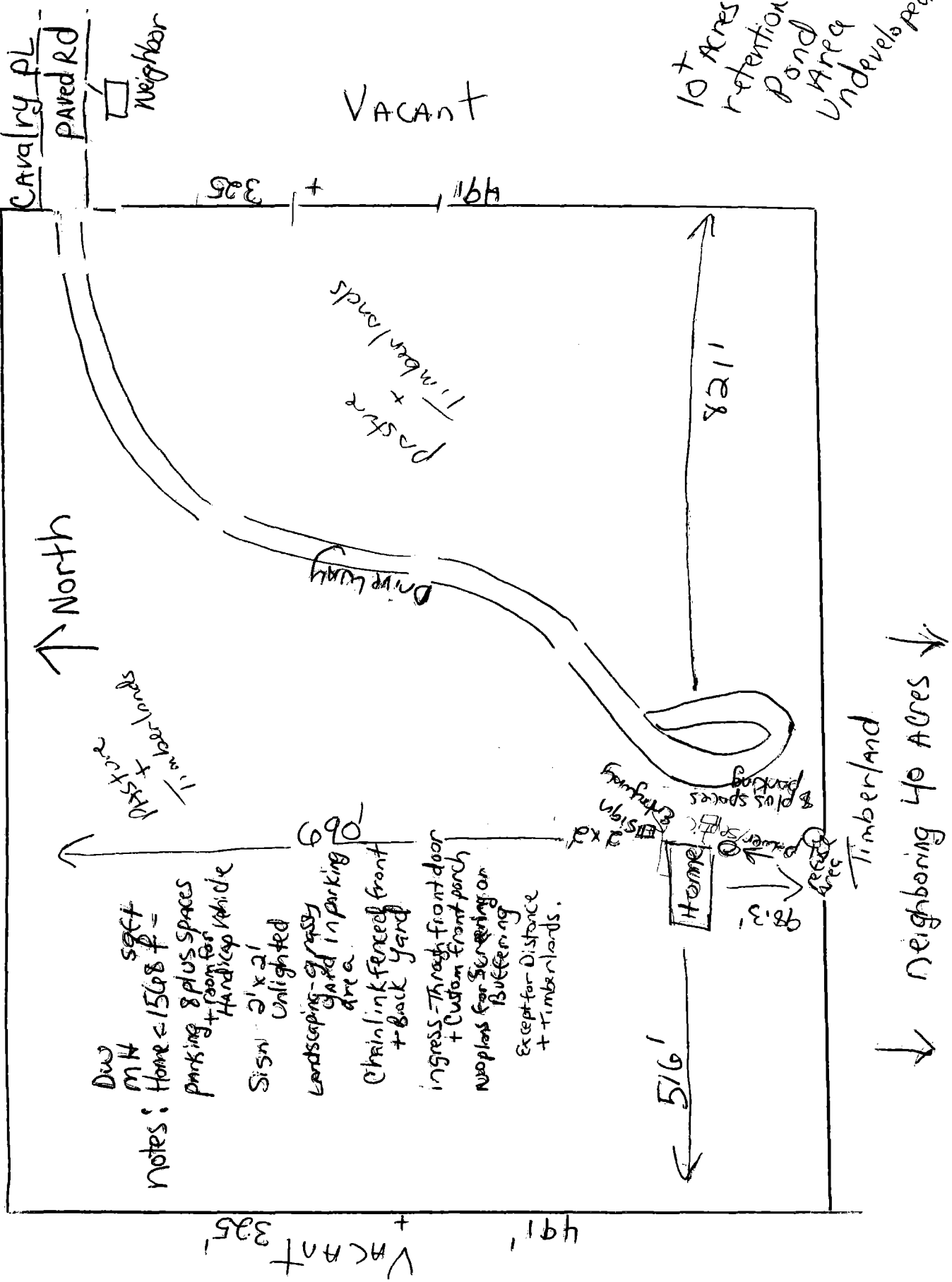
Date 10/5/12

Signed _____

Page 1 of 2

Lake City
Air Park
VACANT

25 ACRES TOTAL



See Larger property map for Dimensions to property Lines

Well

North of 1915

Date 12/5/12
Signed
Page 2 of 2

To property Line

98.3'

16x9/1

Fencing

rear access

Underground power to home

1' Chain Link
Sanbage refuse Area

Grassy yard

82.1' to property line East side of property

Front Access

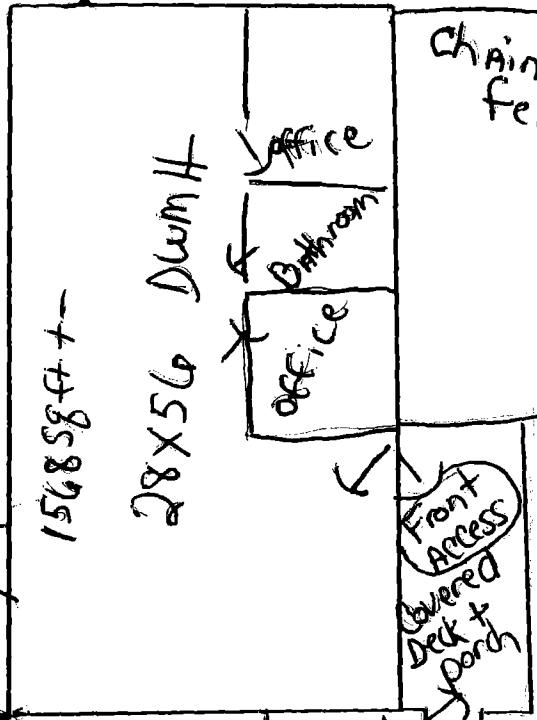
2x2' unlighted

8 plus Car parking places

Grassy yard

Grassy yard

Grassy yard (ingress)
Creek bed
To Camp Hill



North

Grassy yard

82.1' to property line East side of property

APPEAL FOR SPECIAL EXCEPTION
TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY

Date Filed 15 Nov. 2012 Special Exception Request No. 0522
Received by BLK Date Set For Hearing 13 Dec. 2012
Date Hearing Held _____ Published Notice Made _____
Newspaper Lake City Reporter
Fee Paid - Receipt No. 4319 Amount 750.00 Date 15 Nov. 2012
Comments: (Indicate other actions, such as continuations) _____
Action by Board on Request for a Special Exception _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) EVA E. HARRISON
Address 1746 NORWEGIAN COURT. FLIMING ISLAND FL. 32003
Zip 32003 Phone 904-269-1056

Any other persons having any ownership, interest in subject property? (YES)
NO _____

If YES, Please list such person(s) LOUIS TOM SPELL 1050NW. MOCKLE DR.
WHITE SPRINGS FL. 32096 - H. 386-755-3869 - C. 813-477-4747

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman[<] Board of Adjustment, MUST be attached to this application at the time of submittal, stating such appointment.

Title Holder(s) Representative (Agent), if applicable _____
Address _____
ZIP _____ Phone _____

A Special Exception is requested in conformity with the powers vested to permit (he _____
(insert use or construction proposed)
on the property described below, and in conformity with the plans on permit number _____ dated _____

Location and Use:

Legal Description SEE BACK PAGE.

Tax Parcel Number 30-405-17-08913-000

Location or Address of Property S.W. WHESTER DRIVE

Size of Property 26.93 ACRES M.O.L.

Present Use AGRICULTURAL. pasture
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category A-3

Zoning District A-1 A-3

Actions by Applicant on Property

Permit applied for and denied? NO Permit Application No. N/A
A previous appeal.
_____ was made with respect to premises,
X was not Appeal Application No. _____

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. State the Section, of the Zoning Regulations for which a Special Exception is requested.

4.5.7 #4, #28

2. State the ground on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Zoning Regulations.

AGRICULTURAL STORAGE AND SALES. HEAVY EQUIPMENT AND RELATED SALES AND STORAGE.
AUTOMOTIVE REPAIR AND REPAIR OF AGRICULTURAL EQUIPMENT. WELDING SHOP.

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

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)

(Signature)
Title Holder(s)' or Authorized Agent

11-15-12

Date

NOTICE TO APPLICANTS

1. A special exception is a use that would not be appropriate or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such uses may be permissible in a zoning classification or district as a special exception if specific provision for such a special exception is made in the Zoning Regulations.

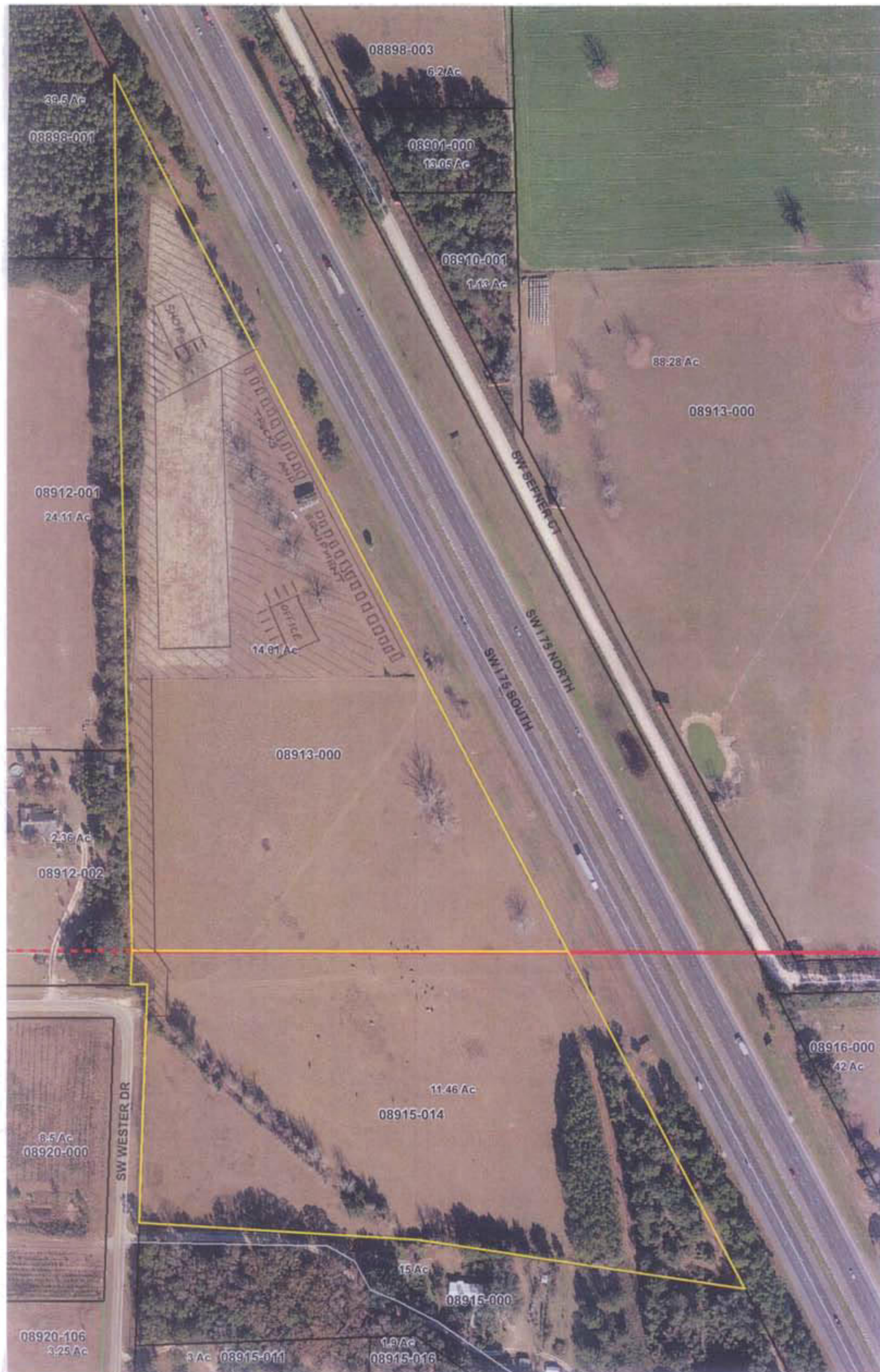
2. The following is required to be submitted along with the , appeal for a Special Exception:

a. site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off street parking and off street loading areas, and refuse and service areas; and required yards and other open spaces;

b. plans showing proposed locations for utility. hook-up;

- c. plans for screening and buffering with reference as to type, dimensions, and character;
- d. proposed landscaping; and
- e. proposed signs and lighting, including type, dimensions, and character. Where these zoning regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.

3. Any person or persons, jointly or severally, aggrieved by any decision or action of the Board of Adjustment may apply to the Board of County Commissioners for review of such decision within thirty (30) days after the rendition of the decision by the Board of Adjustment.



**COLUMBIA COUNTY
PLANNING & ZONING BOARD MEETING
SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
JANUARY 24, 2013
7:15 P.M.
AGENDA**

NO ITEMS FOR CONSIDERATION