

**COLUMBIA COUNTY  
BOARD OF ADJUSTMENT  
JANUARY 25, 2024 MEETING AGENDA  
TOURIST DEVELOPMENT OFFICE  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.**

**Pledge to the U.S. Flag**

**Invocation**

**Public Comments**

**Public Hearings**

**V231201**, a petition by Jeremy Tanner, agent for owner Melissa Jenkins, for a variance from section 4.5.9 of the Land Development Regulations regarding setbacks to allow for a 15-foot side setback from the required 25-foot setback on certain lands described as: Parcel #34-35-16-02474-005

**V240101**, a petition by Coleton Raulerson to allow him to establish a residential home on parcel #05-35-17-0484-000. The parcel was unknowingly improperly created and deeded to him by a family member in opposition of subdivision regulations. It is currently Zoned RSF/MH-2 and will not violate density requirements.

**V231202**, a petition by Adam Arkfeld, agent for owner Terry Hayes, to allow a residential home on parcel # 06-7S-16-04145-026. The parcel was created improperly in 2004 and Mr. Hayes purchased the property in 2016 unaware of the status of parcel. It is currently Zoned A-3 and will not violate density requirements.

**V240102**, a petition by Raymond and Dallas Keen, owners, to allow parcel #11-4S-15-00339-003 to be divided into to 2 parcels of 5 acres each for residential use. The parcel was created in 2007 and the Keens were the 6<sup>th</sup> owners of it since that time. It was represented to them by the realtor as being able to be divided when they purchased in 2022.

**Staff Matters**

**Adoption of the November 30, 2023 Board of Adjustment Meeting Minutes.**

**NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may 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.**



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 231201

Application Fee \$950.00

Receipt No. 765871

Filing Date \_\_\_\_\_

Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Jenkins
2. Address of Subject Property: 211 SW HAVANNA WAY LAKE CITY, FL 32024
3. Parcel ID Number(s): 34-3S-16-02474-005 (10313)
4. Future Land Use Map Designation: SINGLE FAMILY (0100)
5. Zoning Designation: RSF
6. Acreage: 2.47
7. Existing Use of Property: Residential Single Family
8. Proposed use of Property: Residential Single Family
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): The proposed addition would extend past the front setback by 4.1 ft.

15' SETBACK

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Christopher Tanner Title: Owner  
Company name (if applicable): Tanner Construction Group  
Mailing Address: 26253 W U.S. Hwy 27, High Springs, FL 32643  
City: High Springs State: FL Zip: 32643  
Telephone: (352) 418-0001 Fax: ( ) Email: tannerconstructiongroup@gmail.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): Melissa Jenkins  
Mailing Address: 211 SW HAVANNA WAY  
City: Lake City State: FL Zip: 32024  
Telephone: (352) 895-3382 Fax: ( ) Email: mstyanda@aol.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.**

**\*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: N/A  
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:  
Future Land Use Map Amendment: ☐ Yes ☒ No  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Rezoning Amendment: ☐ Yes ☒ No  
Rezoning Amendment Application No. Z \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_  
Variance: ☐ Yes ☒ No  
Variance Application No. V \_\_\_\_\_  
Special Exception: ☐ Yes ☒ No  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
  - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
  - b. The special conditions and circumstances do not result from the actions of the applicant.
  - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
  - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
  - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 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.
  - 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.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

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. **Legal Description with Tax Parcel Number.**
6. **Proof of Ownership (i.e. deed).**
7. **Agent Authorization Form (signed and notarized).**
8. **Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).**
9. **Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.**

#### **NOTICE TO APPLICANT**

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the 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 the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the 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.

**For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.**

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

**B. Jeremy Tanner**

Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

**12/12/2023**

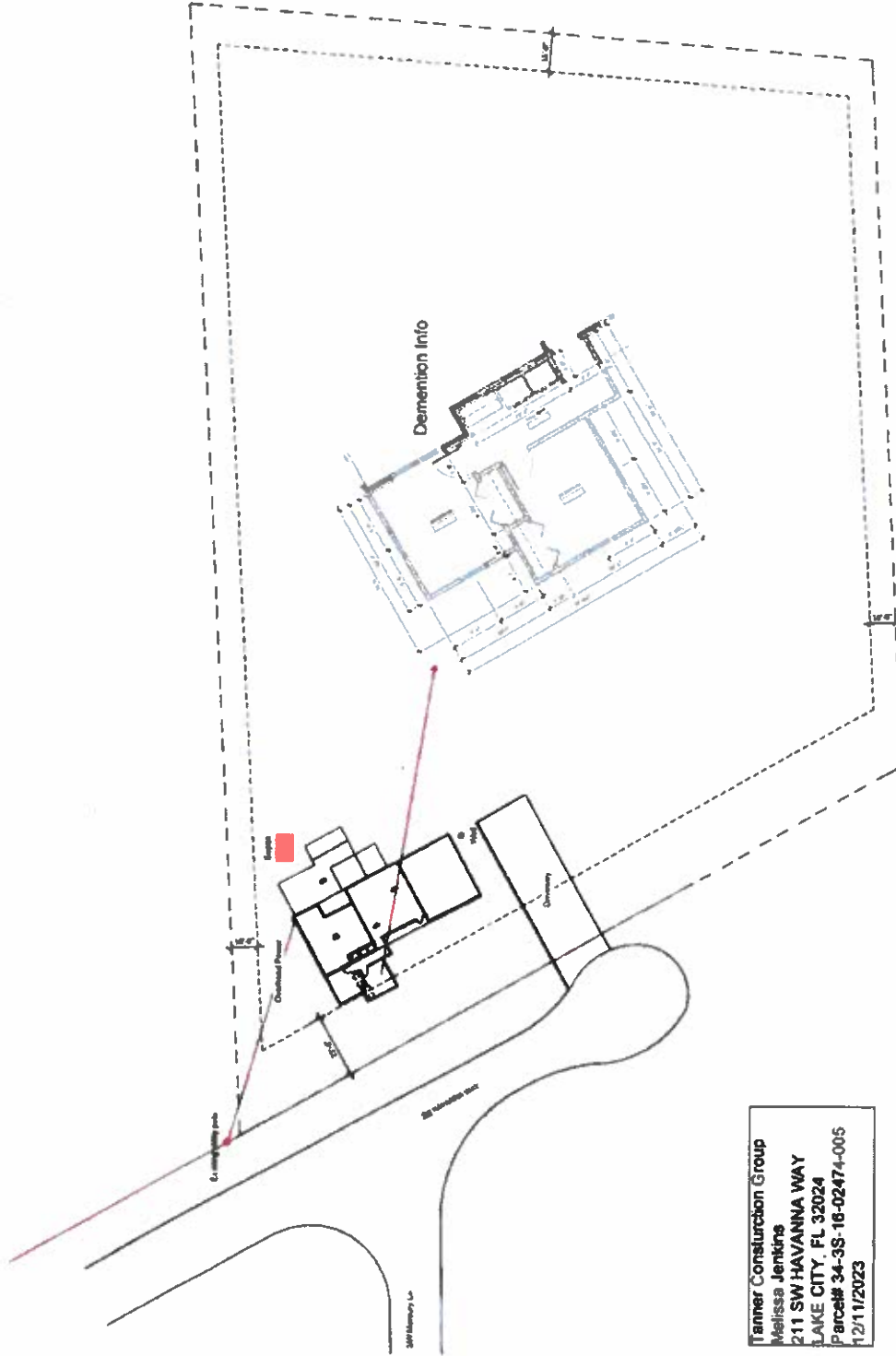
Date

**B. Jeremy Tanner**

Columbia County - Building and Zoning Department  
P.O. Box 1529, Lake City, FL 32056-1529 ♦ (386) 758-1008

Page 5 of 5

**12/12/2023**



Tanner Construction Group  
Melissa Jenkins  
211 SW HAVANNA WAY  
LAKE CITY, FL 32024  
Parcel# 34-3S-16-02474-005  
12/11/2023



1 Architectural Site Plan (For information only - site boundary, building location per owner provided survey)



# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jan 19 2024 09:59 50 GMT-0500 (Eastern Standard Time)



**Parcel No: 34-3S-16-02474-005**  
**Owner: JENKINS MELISSA**  
**Subdivision: PINEMOUNT VILLAGE**  
**Lot:**  
**Acres: 2.10078216**  
**Deed Acres: 2.46 Ac**  
**District: District 3 Robbie Hollingsworth**  
**Future Land Uses: Highway Interchange, Residential - Low**  
**Flood Zones: A,**  
**Official Zoning Atlas: CHI, RR, RSF-2**

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.





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

**PARCEL: 34-3S-16-02474-005 (10313) | SINGLE FAMILY (0100) | 2.468 AC**

LOTS 1 & 2 BLOCK 4 PINEMOUNT VILLAGE S/D. 365-27, 781-1161, PB 915-224, DC 1178-2063 & 2064, CT 1214-1069, QC 1225-342, WD 1242-732, WD 1374-980.

**JENKINS MELISSA**  
Owner: 211 SW HAVANNA WAY  
LAKE CITY, FL 32024

Site: 211 SW HAVANNA WAY, LAKE CITY

Sales 12/13/2018 \$100 1(U)  
Info 9/25/2012 \$47,500 1(U)  
11/11/2011 \$100 1(U)

2024 Working Values			
Mkt Lnd	\$55,500	Appraised	\$239,225
Ag Lnd	\$0	Assessed	\$171,566
Bldg	\$155,538	Exempt	\$50,000
XFOB	\$28,187	Total	county:\$121,566 city:\$0
Just	\$239,225	Taxable	other:\$0 school:\$146,566

NOTES:

Columbia County, FL



This information, updated: 1/18/2024, 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



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V

Application Fee \$950.00

Receipt No.

Filing Date

Completeness Date

240101

765968

1/5/24

Receipt mailed

Rec'd  
CASH  
from  
CR. 1/5/24

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Coleton Raulerson
2. Address of Subject Property: 476 NE Cheshire Ln. Lake City, FL 32055
3. Parcel ID Number(s): 05-38-17-04847-007
- ④ 4. Future Land Use Map Designation: \_\_\_\_\_
- ⑤ 5. Zoning Designation: \_\_\_\_\_
6. Acreage: 27.18 Parent 2 acres Home site
7. Existing Use of Property: \_\_\_\_\_
8. Proposed use of Property: Residential mobile home
- ⑨ 9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Coleton Raulerson Title: Owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 973 SW CR 252-B  
City: Lake City State: FL Zip: 32024  
Telephone: (386) 406-0265 Fax: ( ) Email: ColetonRaulerson@gmail.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): Same as above  
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:

Future Land Use Map Amendment: ☐ Yes ☒ No

Future Land Use Map Amendment Application No. CPA \_\_\_\_\_

Rezoning Amendment: ☐ Yes ☒ No

Rezoning Amendment Application No. Z \_\_\_\_\_

Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_

Variance: ☐ Yes ☒ No

Variance Application No. V \_\_\_\_\_

Special Exception: ☐ Yes ☒ No

Special Exception Application No. SE \_\_\_\_\_

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
- b. The special conditions and circumstances do not result from the actions of the applicant.
- c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
- d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 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.
  - 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.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

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. **Legal Description with Tax Parcel Number.**
6. **Proof of Ownership (i.e. deed).**
7. **Agent Authorization Form (signed and notarized).**
8. **Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).**
9. **Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.**

#### **NOTICE TO APPLICANT**

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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 the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the 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.

**For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.**

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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.**

Coleton Raulerson

Applicant/Agent Name (Type or Print)

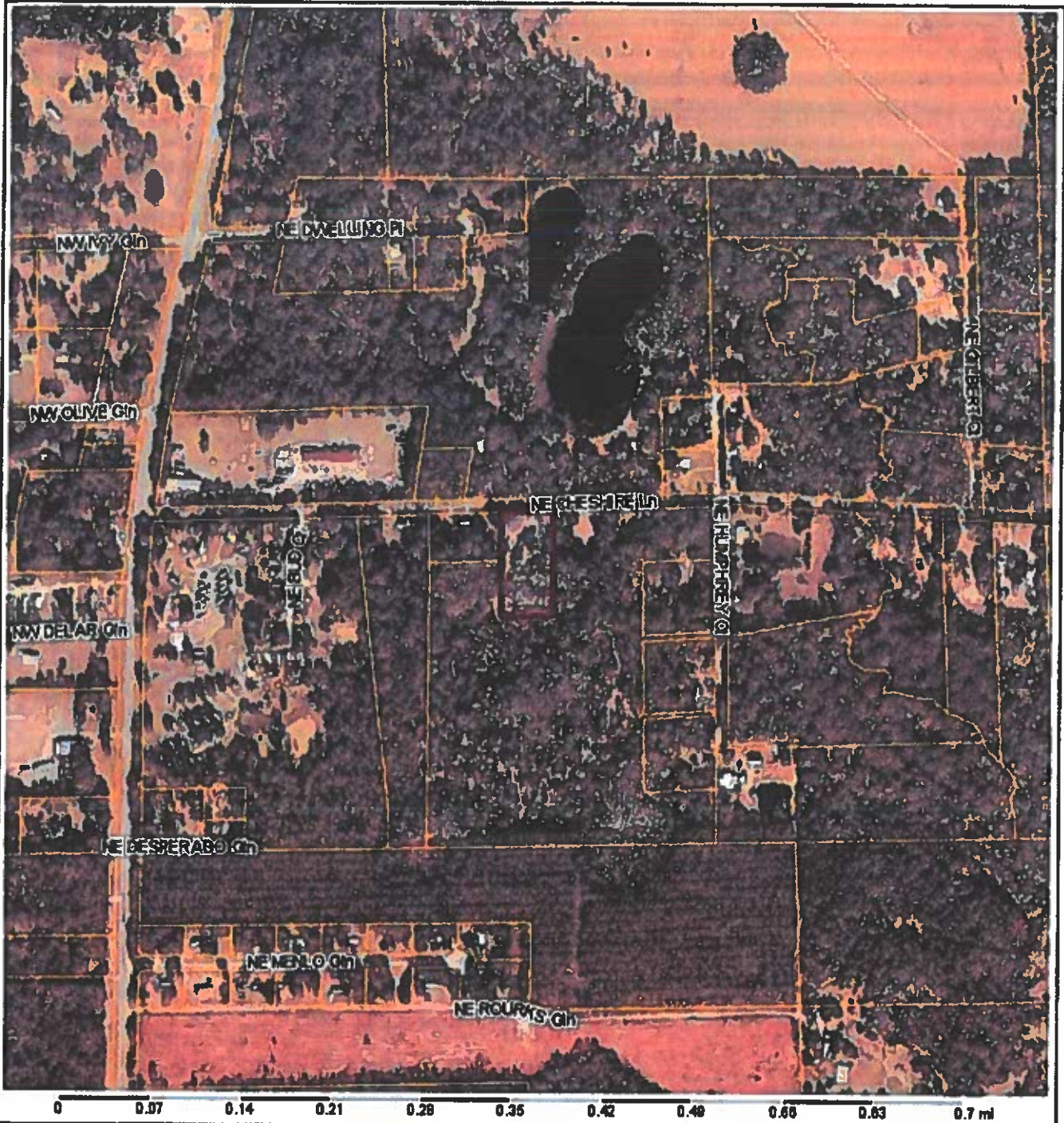


Applicant/Agent Signature

1/2/24

Date





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

**PARCEL: 05-3S-17-04847-007 (46247) | VACANT (0000) | 2.02 AC**  
 COMM NW COR OF NW 1/4 OF SE 1/4, S 25.01 FT TO S RW OF NE CHESHIRE LN, E 452 FT FOR POB, CONT E 210 FT, S 420 FT, W 210 FT, N 420 FT TO POB. 309-593.

**Owner:**  
**RAULERSON COLETON**  
**CROCKETT EDISON F**  
 973 SW COUNTY ROAD 252-B  
 LAKE CITY, FL 32025

**Site:**  
**Sales** 7/24/2023 \$100 V (U)  
**Info**

2024 Working Values			
Mkt Lnd	\$18,180	Appraised	\$18,180
Ag Lnd	\$0	Assessed	\$18,180
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	county:\$18,180 city:\$0
Just	\$18,180	Taxable	other:\$0 school:\$18,180

**NOTES:** Columbia County, FL



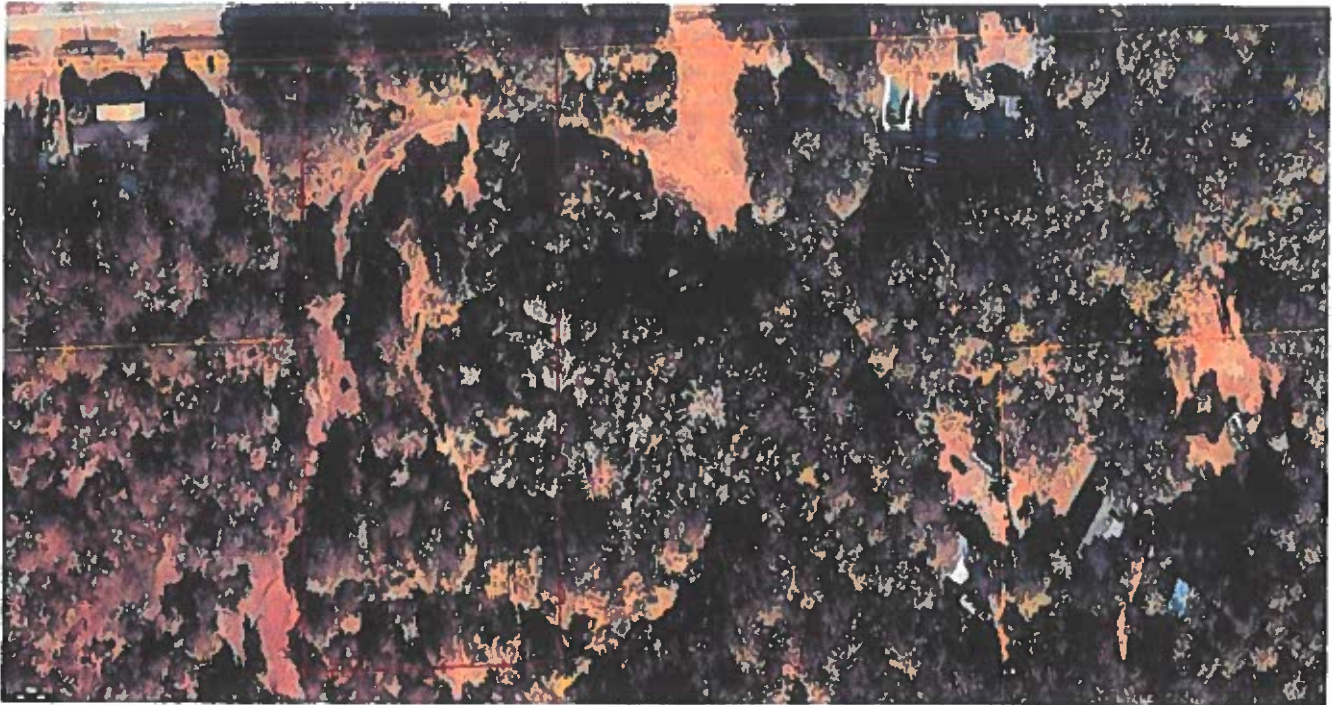
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GrizzlyLogic.com



# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jan 19 2024 13:59:41 GMT-0500 (Eastern Standard Time)



**Parcel No: 05-3S-17-04847-007**

**Owner: RAULERSON COLETON, CROCKETT EDISON F**

**Subdivision:**

**Lot:**

**Acres: 2.023449**

**Deed Acres: 2.02 Ac**

**District: District 1 Ronald Williams**

**Future Land Uses: Residential - Low**

**Flood Zones: A,**

**Official Zoning Atlas: RSF/MH-2**

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# Columbia County Gateway to Florida

**FOR PLANNING USE ONLY**

Application # V 231202  
Application Fee \$950.00  
Receipt No. 765992  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Coles Ct. Subdivide Variance Request
2. Address of Subject Property: 642 SW Coles Ct., Fort White, FL 32038
3. Parcel ID Number(s): 06-7S-16-04145-026
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: A-3
6. Acreage: 5.65 Acres
7. Existing Use of Property: Vacant Land
8. Proposed use of Property: Single-Family Residential
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): When I purchased the property, I was unaware that it had been illegally subdivided. I'm requesting a variance so a single family home can be built on the property.

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Adam Arkfeld Title: Buyer  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 10810 N Tatum Blvd, 102-705  
City: Phoenix State: AZ Zip: 85028  
Telephone: (480) 757-6642 Fax: ( ) Email: adam@legacylandinvestors.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): Terry Hayes  
Mailing Address: 183 SW Canterbury Ct.  
City: Lake City State: FL Zip: 32024  
Telephone: (386) 853-9081 Fax: ( ) Email: tlhayes1962@gmail.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.**

**\*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: Yes. Create Your Legacy LLC  
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:  
Future Land Use Map Amendment: ☐ Yes ☒ No  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Rezoning Amendment: ☐ Yes ☒ No  
Rezoning Amendment Application No. Z \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z \_\_\_\_\_  
Variance: ☐ Yes ☒ No  
Variance Application No. V \_\_\_\_\_  
Special Exception: ☐ Yes ☒ No  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
  - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
  - b. The special conditions and circumstances do not result from the actions of the applicant.
  - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
  - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
  - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
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.
  - 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.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

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. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.

#### **NOTICE TO APPLICANT**

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the 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 the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the 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.

**For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.**

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

Adam Arkfeld

Applicant/Agent Name (Type or Print)

AA

Applicant/Agent Signature

12 / 14 / 2023

Date

December 14<sup>TH</sup>, 2023

**Columbia County Planning and Zoning**

P.O. Box 1529

Lake City, FL 32055

**RE: 5.65 Acre Zoning Variance**

Dear Columbia County Planning and Zoning,

My name is Adam Arkfeld and I'm requesting a variance on a 5.65 acre property off Coles Ct on behalf of Terry Hayes. He purchased this property in 2016 from Pamela Descoteaux and was never notified that it had been subdivided illegally. His intention was to build a home and move there so he never would have moved forward with a purchase had he known the lot was split illegally not allowing him to build.

I'm purchasing the lot and would like to request a variance simply so a home can be built on the lot as it meets all the other requirements for single family residential.

If you have any questions, please give me a call at 480-757-6642.

Warm regards,

A handwritten signature in black ink, appearing to read 'AA' followed by a stylized flourish.

**Adam Arkfeld**

480-757-6642



**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1063

**PARCEL: 06-7S-16-04145-026 (21646) | VACANT (0000) | 5.65 AC**  
 COMM AT NW COR OF NE1/4 OF SE1/4, RUN NE 263.07 FT FOR POB, CONT NE 391.26 FT, E 167.21 FT, SE 451.88 FT, W 478.28 FT TO POB  
 EX THE N 30 FT & EX THE E

**HAYES TERRY**  
 Owner: 183 CANTERBURY COURT  
 LAKE CITY, FL 32024  
 Site: 842 SW COLES CT, FORT WHITE  
 Sales 3/15/2016 \$21,000 V (Q)  
 4/12/2006 \$20,000 V (U)  
 Info 10/18/2004 \$8,000 V (U)

2024 Working Values			
Mkt Lnd	\$40,821	Appraised	\$40,821
Ag Lnd	\$0	Assessed	\$40,821
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total county:	\$32,600 city:\$0
Just	\$40,821	Taxable other:\$0 school:	\$40,821

**NOTES:** Columbia County, FL



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GrizzlyLogic.com



# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jan 19 2024 14:07:49 GMT-0500 (Eastern Standard Time)



**Parcel No:** 06-7S-16-04145-026  
**Owner:** HAYES TERRY  
**Subdivision:** COLE'S UNR  
**Lot:** 6  
**Acres:** 5.65092039  
**Deed Acres:** 5.65 Ac  
**District:** District 2 Rocky Ford  
**Future Land Uses:** Agriculture - 3  
**Flood Zones:**  
**Official Zoning Atlas:** A-3

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V

Application Fee \$950.00

Receipt No. \_\_\_\_\_

Filing Date \_\_\_\_\_

Completeness Date \_\_\_\_\_

✓ 24002

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Satellite Lane (Keen)
2. Address of Subject Property: 722 SW Satellite Lane, Lake City, FL 32024
3. Parcel ID Number(s): 11-4S-15-00339-003 (1120)
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: A-3
6. Acreage: 10
7. Existing Use of Property: Residential Family Property
8. Proposed use of Property: Residential Family Property
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Dallas & Raymond Keen Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 735 NW Noegel RD  
City: Lake City State: Florida Zip: 32055  
Telephone: (386) 288-4923 Fax: ( ) Email: r.keen@hart2hartacademy.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.**

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.

**For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.**

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

**Dallas Keen**

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

**1-5-2024**

Date



# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jan 19 2024 14:11:54 GMT-0500 (Eastern Standard Time)



**Parcel No:** 11-4S-15-00339-003  
**Owner:** KEEN DALLAS L,  
**Subdivision:**  
**Lot:**  
**Acres:** 9.897465  
**Deed Acres:** 10 Ac  
**District:** District 2 Rocky Ford  
**Future Land Uses:** Agriculture - 3  
**Flood Zones:**  
**Official Zoning Atlas:** A-3

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0 0.07 0.14 0.21 0.28 0.35 0.42 0.49 0.56 0.63 0.7 mi

# **Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-756-1083

**PARCEL: 11-4S-15-00339-003 (1120) | MOBILE HOME (0200) | 10 AC**

BEG AT NE COR OF SW1/4 OF SW1/4, RUN S 883.06 FT, W 670.38 FT, N 682.99 FT, E 680.75 FT TO POB. 1123-27, QC 1192-1465, WD 1208-2492, QC 1292-2534, QC

**Owner: KEEN DALLAS L**  
735 NW NOEGEL RD  
LAKE CITY, FL 32055

**Site: 722 SW SATELLITE LN, LAKE CITY**

**Sales Info**  
1/10/2022 \$100 1(U)  
6/23/2021 \$100 1(U)  
2/20/16 \$100 V(U)

2024 Working Values			
Mkt Lnd	\$70,000	Appraised	\$222,196
Ag Lnd	\$0	Assessed	\$222,196
Bldg	\$145,196	Exempt	\$0
XFOB	\$7,000	Total	county:\$222,196 city:\$0
Just	\$222,196	Taxable	other:\$0 school:\$222,196

**NOTES:**

Columbia County, FL



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GrizzlyLogic.com

LDR Attachments and Answered for Satellite Lane Project.

I. Analysis of Section 12.3.1.2 of the LDR:

**B. The Special Conditions and circumstances do not result from the actions of the applicant.**

When the property was initially purchased by my father Franklin O'Steen it was a property in foreclosure. We were unaware that the property had been previously split.

**C. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.**

No, there will be no special privilege in changing the parcel from one 10 acre tract to two 5 acre tracts of land.

**D. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.**

It is my understanding that LDR states that homes under this property's legal description and zoning must be on a minimum of 5 acres. Currently 722 SW Satellite is a 10 acre parcel and is not able to be split into two 5 acre parcels of land. My understanding is the reason is because this occurred in the past before our family purchased the property which was bought out of foreclosure. We are requesting an allowance for a one time split to create two 5 acre parcels instead of the 10 acre parcel that currently exists. We were unaware that the property could not be utilized to create two residential properties. The new 5 acres would still be zoned the same, used for the same purpose, and the density would not change.

**E. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

Yes, nothing about the property would change except another residential parcel could be created. The property currently has two driveways which provide two separate entrances.

**F. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Yes, will be utilized for residential property.

**G. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:**

**i. The new written petition constituting a proposed variance different from the**

one proposed in the denied written petition.

**ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.**

Not Applicable

**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**

See attachments of maps

Legal Description:

Utilities: Well and Septic. Clay Electric

Land Use: Residential Homes zoned A-3

**3. Site Plan - Not Applicable**

The Land is currently a 10 acre tract that we are requesting to be divided into two 5 acre tracts for create additional residential housing in the future. Currently there is a 2012 Double Wide on the property.

**4. Storm Water - Stormwater Management Plan—Not Applicable**

Nothing about this proposed change would make a change in the zoning, density, or intended use of the land. The property will continue to be zoned A-3 and would be utilized for residential living space.





