

COLUMBIA COUNTY  
PLANNING AND ZONING BOARD  
APRIL 25, 2024 MEETING AGENDA  
TOURIST DEVELOPMENT OFFICE  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.

**Pledge to U.S. Flag**

**Invocation**

**Roll Call**

**Staff Matters**

**Approval of the MARCH 28, 2024 Planning & Zoning Board Minutes**

**Adjournment**

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  
PLANNING AND ZONING BOARD  
March 28, 2024 MEETING minutes**

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

**Invocation**

**Call to order** by Chair Teena Ruffo

**ROLL CALL** – All members present and attended by staff L. Goodin (planner), Karen Aiken-Smoot (planning tech), Joel Foremen (county attorney)

**Staff Matters** BY CONSENSUS THE MAY 23, 2024 MEETING WILL BE RESCHEDULED FOR MAY 30, 2024 AT 5:30 pm.

**Adoption of the February 22, 2024 Board of Adjustment Meeting Minutes.** MOTION TO ACCEPT ROGER BUSSCHER, JOCK PHELPS 2ND, PASSED UNANIMOUSLY

**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.**

THE MARCH 28, 2024 BOARD OF ADJUSTMENT MINUTES ARE HEREBY ADOPTED ON THIS 25<sup>TH</sup> DAY OF APRIL, 2024.

PLANNING AND ZONING BOARD  
OF COLUMBIA COUNTY, FLORIDA

Attest:

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Louie Goodin, Secretary to the Board

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Teena Ruffo, Chair

**COLUMBIA COUNTY  
BOARD OF ADJUSTMENT  
APRIL 28, 2024 MEETING AGENDA  
Tourist Development Office  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.**

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

**Invocation**

**Roll Call**

**Public Comments**

**Public Hearings**

**V0347** - a petition by Jimmy Toney for The Pentecostals of Gainesville to approve a reduction in the minimum lot size for permitting. Parcel # 30-3S-16-02398-209 is 4.24 acres in size and the minimum for A# zoning is 5.0 acres.

**V240401** – a petition by Lawrence W. Oshins (owner) for a variance from Article 5 of the Land Development Regulations regarding a subdivision of lands for the land described as PARCEL # 21-7S-17-10042-017 which declares property is un-buildable due to having been subdivided incorrectly/too many times.

**Staff Matters**

**Adoption of the March 28, 2024 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 0347

Application Fee \$950.00

Receipt No. 764657

Filing Date 8-14-2023

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

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: The Pentecostals of Lake City
2. Address of Subject Property: W US 90, Lake City, FL 32055
3. Parcel ID Number(s): 30-35-110-02398-209
4. Future Land Use Map Designation: AG-3
5. Zoning Designation: A-3
6. Acreage: 4.24
7. Existing Use of Property: Vacant
8. Proposed use of Property: Church
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Sec 4.5.8 Minimum lot requirements 1.3: minimum 5 Acres, subject property is 4.24 acres

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Jimmy Toney Title: Pastor  
Company name (if applicable): The Pentecostals of Gainesville  
Mailing Address: 8105 NW 23rd Ave  
City: Gainesville State: Florida Zip: 32606  
Telephone: (859) 4906117 Fax: ( ) Email: jimmmytoney@icloud.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 property posted for the required period of time.

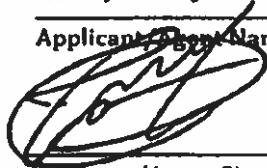
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

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

Jimmy Toney

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

May 5, 2023

Date

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 5, 2024

re: The Pentecostals of Lake City Analysis of the Requirements of Section 12.3.1.2 of the Land Development Regulations

The Pentecostals of Lake City requested variance is consistent with Columbia County's requirements of Section 12.3.1.2 of the Land Development Regulations.

The property subject to the variance request was gifted to the Owners. The zoning for the site is A-3 and the Future Land use is AG-3. Per the LDR's, the minimum lot size for a buildable lot in the zoning is five acres. The lot area is 4.24 acres. The owner requests the variance to be allowed to construct a church on the site. The site has direct access to US Hwy. 90.

1. Special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

*Analysis: The variance is for the construction of a Church.*

2. The special conditions and circumstances do not result from the actions of the application.

*Analysis: The property was gifted to the current owners.*

3. 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.

*Analysis: The variance will not confer special privilege to the owner that other property owners with similar uses aren't allowed to apply for a variance.*

4. Literal interpretations 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.

*Analysis: Constructing a church on 4.24 acres will not compromise the rights commonly enjoyed by other properties. Denying the request would impose undue hardship on the owners.*

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

*Analysis: The owner is requesting the ability to construct a church on the site.*

6. 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.

*Analysis: Although the subject property is less than the minimum required lot size, the size is appropriately sized for a church. Direct access to Hwy. 90 will ensure all traffic to the site will not impact any adjacent properties.*

7. Limitations on a 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:
  - 1) The new written petition constituting a proposed variance different from the one proposed in the denied written process
  - 2) Failure to waive period constitutes a hardship to the applicant resulting from mistake, in adventure, or newly discovered matters of consideration.

*Analysis: Noted.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 5, 2024

re: The Pentecostals of Lake City Stormwater Management Plan

The site plan for The Pentecostals of Lake City has not been completed and won't be unless the requested variance is approved. A stormwater management will be completed and permitted with the appropriate agency with the design of the site plan.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



# COLUMBIA COUNTY Property Appraiser

## Parcel 30-3S-16-02398-209

### Owners

LIFE CHURCH MINISTRIES INC  
UPC FLORIDA DISTRICT  
5011 NW GAINESVILLE RD  
OCALA, FL 34475

### Parcel Summary

Location  
Use Code: 0000: VACANT  
Tax District: 3: COUNTY  
Section: 30  
Township: 3S  
Range: 16  
Acres: 4.2400  
Subdivision: DIST 3

### Legal Description

COMM AT SE COR OF NE 1/4 OF NE 1/4 RUN W 1750.11 FT, S 795.72 FT, W 1278.16 FT, S 569.74 FT, NW 11.95 FT, SW 60 FT, NW 977.45 FT FOR POB, RUN W 355.80 FT, S 464.65 FT TO N R/W OF US HWY 90, SE ALONG R/W 141.55 FT, CONT SE 228.92 FT, N 568.01 FT TO POB. (PRCL "G"), (AKA PART OF LOT 4 LAKE WILSON RANCHETTES S/D UNR ACCORDING TO PRELIMINARY PLOT PLAN).

ORB 822-1024, 1044-359, CORR TR DEED 1106-475, WD 1168-622, CORR WD 1169-1279.



30° 11' 55" N 82° 44' 58" W

### Working Values

### Value History

	2024		2023	2022	2021	2020	2019	2018
Total Building	\$0	Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$37,312	Total Market Land	\$37,312	\$37,312	\$33,920	\$33,631	\$33,631	\$33,631
Total Ag Land	\$0	Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$37,312	Total Market	\$37,312	\$37,312	\$33,920	\$33,631	\$33,631	\$33,631
Total Assessed	\$37,312	Total Assessed	\$37,312	\$37,312	\$33,920	\$33,631	\$33,631	\$33,631
Total Exempt	\$0	Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$37,312	Total Taxable	\$37,312	\$37,312	\$33,920	\$33,631	\$33,631	\$33,631
SOH Diff	\$0	SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # V 240401  
Application Fee \$950.00  
Receipt No. \_\_\_\_\_  
Filing Date \_\_\_\_\_  
Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Chinchilla Glen Property
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): 21-7s-17-10042-017
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: A3
6. Acreage: 5.02
7. Existing Use of Property: empty lot
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): 1991 rule which states property is un-buildable due to having been subdivided incorrectly/too many times.

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Lawrence W Oshins Title: Mr  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 1924 NW 43rd Ter  
City: Gainesville State: Florida Zip: 32605  
Telephone: (352) 665-2264 Fax: ( ) Email: larry@oshins.org

**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: \_\_\_\_\_  
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:

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.**

**Lawrence W Oshins**

**Applicant/Agent Name (Type or Print)**

**4 April 2024**

**Date**

**Applicant/Agent Signature**

## **LDR Attachments and Answers for Chinchilla Glen Project**

### **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.**

(Not Applicable)

**b. The special conditions and circumstances do not result from the actions of the applicant.**

When the property was initially purchased by me in 2005 it was not disclosed, and I was unaware, that the property had been subdivided in a way which would make it ineligible for building.

**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's status to that of a buildable lot.

**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 regulations and would work unnecessary and undue hardship on the applicant.**

I originally purchased the property with the intention of either building a home, or eventually selling the property to someone else to build a home. I was unaware that previous subdivisions leading to this lot were done in a way which made the lot unbuildable, else I would not have purchased the land. The property is a 5.02 acre plot, which is similar to surrounding properties with homes built on them. There is no intention to seek any further subdivision of the property, only to change its status to buildable, similar to the surrounding neighborhood.

**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 other than its currently non-buildable status, changing to buildable so as to allow it to become a residential property.

**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, it 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**

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**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**

- 3. Site Plan – Not Applicable**

**The land is currently a 5.02 acre parcel that I am requesting be changed to buildable status to create residential housing in the future.**

- 4. 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.**



# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Apr 17 2024 16:13:27 GMT-0400 (Eastern Daylight Time)



**Parcel No: 21-7S-17-10042-017**

**Owner: OSHINS LAWRENCE W**

**Subdivision:**

**Lot:**

**Acres: 5.014679**

**Deed Acres: 5.02 Ac**

**District: District 4 Everett Phillips**

**Future Land Uses: Agriculture - 3, Conservation**

**Flood Zones: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD,**

**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  
BOARD OF ADJUSTMENT  
March 28, 2024 MEETING minutes**

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

**Invocation**

**Call to order** by Chair Teena Ruffo

**ROLL CALL** – All members present and attended by staff L. Goodin (planner), Karen Aiken-Smoot (planning tech), Joel Foremen (county attorney)

**V240301** - MOTION TO ACCEPT ROGER BUSSCHER, EARL PEELER 2<sup>ND</sup>, PASSED UNANIMOUSLY

**V240302** – MOTION TO ACCEPT LAURA NETTLES, ROGER BUSSCHER 2<sup>ND</sup>, PASSED UNANIMOUSLY

**V240303** – MOTION TO ACCEPT ROGER BUSSCHER, JOCK PHELPS 2<sup>ND</sup>, PASSED UNANIMOUSLY

**SE240301** – COMMENTS BY TOM DUNCAN AND SUSAN SMITH, MOTION TO ACCEPT ROGER BUSSCHER, EARL PEELER 2<sup>ND</sup>, PASSED UNANIMOUSLY

**SE0647** – MOTION TO ACCEPT EARL PEELER, JOCK PHELPS 2<sup>ND</sup>, PASSED UNANIMOUSLY

**Staff Matters** DISCUSSED SCHEDULING CONFLICT FOR MAY 23, 2024 MEETING. CONSENSUS TO CHANGE DATE INSTEAD OF VENUE TO MAY 30, 2024

**Adoption of the** FEBRUARY 22, 2024 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.

THE MARCH 28, 2024 BOARD OF ADJUSTMENT MINUTES ARE HEREBY ADOPTED ON THIS 25<sup>TH</sup> DAY OF APRIL, 2024.

Attest:

BOARD OF ADJUSTMENTS OF  
COLUMBIA COUNTY, FLORIDA

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Louie Goodin, Secretary to the Board

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Teena Ruffo, Chair