

COLUMBIA COUNTY
BOARD OF ADJUSTMENT
October 24, 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
Roll Call

Public Hearings

V240901 – A petition by Kathleen Anderson requesting a variance of required rear property set from 15' to 5' for the installation of a pool on the lands as described below:

Parcel # 12-4S-16-02941-118

LOT 18 SOUTHERN LANDINGS AVIATION S/D. WD 1035-2569, WD 1395-192, WD 1500-733

SV240801 – A petition by John Peregrino and Lillian Souza requesting a variance to the subdivision regulations to allow a single family home to be built on the lands as described below:

Parcel # 09-4S-1602823-005

COMM AT SW COR OF SEC, E ALONG S LINE 876 FT TO POB, N 660 FT, E 660 FT, S 660 FT, W 660 FT, TO POB. PB 1452-330, PB 1461-1939, WD/LE 1513-2466, WD 1518-624,

SV240802 – A petition by Dana Walker requesting a variance to the subdivision regulations to allow a dwelling unit to be permitted on the lands as described below:

Parcel # 11-6S-17-09647-001

COM NE COR OF NE1/4 OF NW1/4, RUN S 292.19 FT FOR POB, CONT S 596.63 FT, W 200.72 FT TO W R/W OF CO GRADED RD, NW ALONG R/W 622.22 FT, E 398.88 FT TO POB. WD 1036-892, WD 1041-654, WD 1489-2592,

COMM NW COR OF NW1/4 OF SW1/4, RUN E 363.98 FT FOR POB, RUN E 292.98 FT, S 251.17 FT, W 290.93 FT, N 248.79 FT TO POB. 489-80, 821-914, 916, 873-872, QC 1004-610, LE 1233-839, DC 1234-2501, WD 1235-177, WD 1244-2318, WD 1420-2052, WD 1500-2295

SV240901 – A petition by Brian Bowling requesting to re-configure the 2 parcels described in the lands below to allow for proper density to allow for 2 permit-able properties:

Parcel #'s 10-5S-16-03525-004 & 10-5S-16-03525-005

COMM NW COR OF SW1/4, RUN S 73.61 FT TO S R/W CR-240, E ALONG R/W 11 FT FOR POB, CONT E ALONG R/W 325 FT, S 300 FT, W 64 FT, S 475 FT, W 400 FT, N 775 FT TO POB. EX RD R/W OFF W SIDE. 678-562, WD 1335-2637, PB 1368-2008, WD 1416-1474, and COMM NW COR OF SW1/4, S 73.61 FT TO S R/W CR 240, E ALONG R/W 336 FT, S 300 FT, E 64 FT FOR POB, CONT E 186 FT, S 968.37 FT, W 233.75 FT, N 241.52 FT, W 341.15 FT, N 244.28 FT, E 400 FT, N 475, TO POB EX RD R/W & EX 1.07 AC DESC IN WD 1341-42. 703-687, WD 1335-2637, PB 1368-2008, WD 1416-1474,

SV240902 – A petition from Brody Pack, agent for George Sheppard and others, to allow parcels created as a division of heir property to be permit-able on those lands as described below:

Parcel #'s 24-5S-16-03704-001, 002, 003, and 24-5S-03705-004

COMM NE COR OF SW1/4 OF NE1/4, W 696.03 FT TO POB, W ALONG N LINE SW1/4 OF NE 1/4 197.87 FT, S 1323.08 FT, E 197.87 FT, N 1323.41 FT TO POB. QC 1439-1521, and COMM NE COR OF SW1/4 OF NE1/4, W 893.90 FT FOR POB, CONT W 197.85 FT, S 1322.74 FT, E 197.85 FT, N 1323.08 FT TO POB. 357-936,937, 831-914, QC 1349-989, QC 1440-783 and COMM NE COR OF SW1/4 OF NE1/4, W 498.21 FT FOR POB, CONT W 197.82 FT, S 1323.41 FT, E 197.82 FT, N 1323.75 FT TO POB. 357-936,937, 831-914, QC 1349-989, QC 1443-758 and COMM NE COR OF SW1/4 OF NE1/4, S 210 FT FOR POB, E 174.42 FT TO PT ON W MAINTAINED R/W, S ALONG R/W 447.33 FT, S STILL ALONG R/W 195.83 FT, W 178.79 FT TO PT ON E LINE OF SW1/4 OF NE1/4, W 223.78 FT, N 643.46 FT, E 228.16 FT TO POB. QC 1325-2548, QC 1453-1519,

SV240904 – A petition by Daniel Crapps, agent for Oasis Oaks LLC (owner), to allow permit-ability in of the lands described below that were subdivided in opposition to SEC 5.14 of the LDR's:

Parcel #'s 34-3S-17-06970-004, 34-3S-17-06970-000

COMM AT SW COR OF SE1/4 OF SW1/4, RUN N 887.02 FT, E 156.92 FT FOR POB, N 386.43 FT E 53.08 FT TO S R/W OF BAYA AV E ALONG R/W 795.89 FT. CONT E 355.85 FT, S 419.79 FT, W 1189.60 FT TO POB EX 1.02 AC DESC ORB 784-1125 ORB 643-452 & EX 2.50 AC DESC ORB 1057-1029 & EX 1.90 AC & EX 2.02 AC DESC IN WD 1520-933 DESC ORB 1082-2041-2044 and COMM NE COR OF SE1/4 OF SW1/4, S 6 DEG W 419.70 FT TO N LINE OF BELLAIRE S/D, W 560.33 FT FOR POB, CONT W 258.77 FT, N 317.34 FT TO CURVE, NE ALONG CURVE 34.83 FT, TO S R/W OF SE BAY DR, E ALONG R/W 233.76 FT, S 353.90 FT TO POB. WD 1520-933

V241001 – A petition by Bruce Goodson, agent for Gene Phelps and Barbara Alvarez (owners), for relief from Sec 5.14 of the LDR’s due to property that was divided as a result of a divorce settlement on the lands as described below:

Parcel #s 09-3S-16-02045-10309-3S-16-02045-102

COMM AT NE COR OF SE1/4 OF NE1/4, W 60 FT, S 530.97 FT FOR POB, CONT S 601.60 FT, W 858.76 FT, N 09 DEG E 121.56 FT, N 75 DEG E 215.32 FT, S 26 DEG E 47.59 FT, N 75 DEG E 199.81 FT, N 16 DEG W 51.86 FT, N 61 DEG E 374.11 FT, N 20 DEG W 170.46 FT, N 67 DEG E 155.25 FT TO POB. 1046-862, WD 1177-1347, QC 1196-1860, WD 1398-2345,2346, WD 1495-1108, FJ 1510-1177, QC 1512-2522 and COMM AT NE COR OF SE1/4 OF NE1/4, W 60 FT, S 530.97 FT FOR POB, CONT S 601.60 FT, W 815.76 FT, S 745.49 FT TO N R/W OF C R 250, NW ALONG R/W 250 FT, NE 859.29 FT, NE 860.74 FT TO POB & EX 5.08 AC DESC IN QC 1512-2522. 1046-862, WD 1177-1347, QC 1196-1860, WD 1398-2345,2346, WD 1495-1108, FJ 1510-1177, QC 1512-2524, QC 1514-1850, QC 1515-1133

V240902 – a petition by Brad Handy, agent for DYI Developments (owner). Duplex is allowed on 1 acre via Special Exception within RSF-2. Subject property is 0.86 acres, variance is requested for property a little less than 1 acre, but use is compatible within other historical uses in neighborhood on the lands as described below:

Parcel # 01-4S-16-02678-017

COMM SW COR OF NW1/4 OF SW1/4, RUN N 338.26 FT, E 89.95 FT FOR POB, RUN N 49 DEG E 317.82 FT, S 41 DEG E 96.21 FT, S 39 DEG W 283.71 FT, T N LINE OF 50 FT RD, NW ALONG SAID RD 162.18 FT, N 49 DEG E 31.69 FT TO POB. 444-819, 868-1140, WD 1522-1723

V24

Staff Matters

Adoption of the August 29, 2024 Board of Adjustment Meeting Minutes.

Adjournment