

Project Summary

Project Name: 947 SW Jaguar Drive Variance

Project Number: V22-03

Parcel Number: 08028-107

Project Notes

- Project type: Variance
- Future land use is: Residential Medium Density
- Zoning designation is: Planned Residential Development
- Proposed use of the property: New construction of Single-Family Home
- Land is conducive for use: Yes, per the LDR section 4.18.2.1
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project V22-03 is for a variance and has been reviewed by city staff. The variance would allow for an 11' setback. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND
HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 12/28/22

Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)

Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)

Project Number: V23-00

Project Name: 947 SW Jaguar- Residence

Project Address: 947 SW Jaguar Drive, Lake City, FL

Project Parcel Number: 06-4S-17-08028-107

Owner Name: Rob Stewart of PFS Solutions

Owner: Address: 426 SW Commerce Drive Suite 145, Lake City, FL 32025

Owner Contact Information: telephone number 386-867-2059 e-mail _____

Owner Agent Name: Brittany Dunn

Owner Agent Address: 4775 SW 34th Terrace, Gainesville, FL 32608

Owner Agent Contact Information: telephone 678-340-6760 e-mail bdunn@teamues.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Approved Disapproved Reviewed by: _____

Comments: _____

Planning and Zoning: Approve Disapprove Reviewed by: Robert Angelo

Comments: This property is in a PRD development and requires a 20 feet setback. The property
This property is in a PRD development and requires a 20 feet setback. The property
to the right looks to have about a 10 feet setback.

Business License: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Dec 28, 2022 10:56 EST)

Comments: No issues

Code Enforcement: Approve Disapprove Reviewed by: Marshall Sova
Marshall Sova (Dec 28, 2022 10:56 EST)

Comments: No issues

Permitting: Approve Disapprove Reviewed by: Ang Jara

Comments: No Issues

No Issues

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Approved Disapproved Reviewed by: _____

Comments: _____

Sewer Department: Approved Disapproved Reviewed by: *Cody Pridgeon*
Cody Pridgeon (Jan 9, 2023 09:04 EST)

Comments: **None**

Gas Department: Approved Disapproved Reviewed by: *Steve Brown*
Steve Brown (Jan 9, 2023 12:24 EST)

Comments: _____

Water Distribution/Collection: Approved Disapproved Reviewed by: *Brian Scott*
Brian Scott (Jan 9, 2023 09:43 EST)

Comments: **no issues**

Customer Service: Approved Disapproved Reviewed by: *Shasta Pelham*
Shasta Pelham (Dec 28, 2022 14:46 EST)

Comments: **The City of Lake City provides water, sewer and natural gas to this area.
The Utility Department approved the tap application for water and sewer services.
The installation of utilities are pending the payment of utility fees.**

Public Safety – Public Works, Fire Department, Police Department

Public Works: Approved Disapproved Reviewed by Steve Brown
Steve Brown (Jan 9, 2023 12:24 EST)

Comments: _____

Fire Department: Approve Disapprove Reviewed by: Dwight Booger

Comments: **No Concerns**

Police Department: Approve Disapprove Reviewed by _____

Comments: _____

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.



0 55 110 165 220 275 330 385 440 495 550 ft

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

PARCEL: 06-4S-17-08028-107 (29310) | VACANT (0000) | 0.16 AC
 LOT 7 CYPRESS LANDING S/D, 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368.

PFS SOLUTIONS INC

Owner: 145
 426 SW COMMERCE DR
 LAKE CITY, FL 32025

Site: 947 SW JAGUAR DR, LAKE CITY

Sales Info: 2/22/2022 \$21,500 V(Q)
 5/28/2019 \$100 V(U)
 10/20/2017 \$7,000 V(Q)

2023 Working Values

Mkt Lnd	Appraised	Assessed	Exempt	Total	Taxable
Ag Lnd	\$18,000	\$0	\$0	\$0	\$0
Bldg	\$0	\$0	\$0	\$0	\$0
XFOB	\$0	\$0	\$0	\$0	\$0
Just	\$18,000	\$0	\$0	\$18,000	\$18,000
				county:\$15,730 city:\$15,730	other:\$0 school:\$18,000

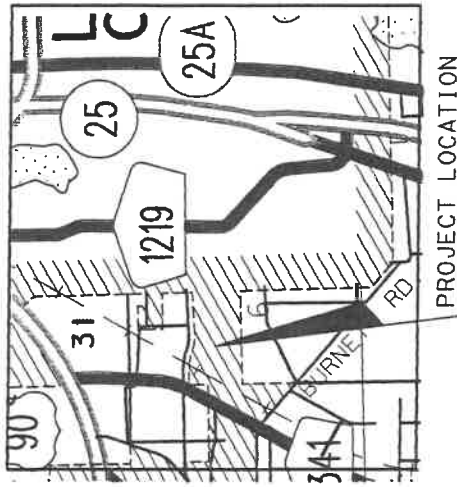
NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purposes 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, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

BAILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P. O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 762-6640 FAX (904) 765-7771
 Eng. Lic. 7382 Survey Lic. LB-0006865



NOTES

1. BEARINGS PROJECTED FROM THE CENTERLINE OF GRANDVIEW AVENUE.
 2. ERROR OF CLOSURE BALANCED TO ZERO.
 3. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 D125 B, EFFECTIVE DATE JANUARY 6, 1988) ALL LOTS DESCRIBED LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 4. BUILDING SETBACKS FOR LOTS 1-90 ARE AS FOLLOWS:
 - FRONT - 20 FEET
 - REAR - 10 FEET
 - SIDE - 10 FEET
 - ON BOTH SIDES
 BUILDING SETBACKS FOR LOTS 100-114 ARE AS FOLLOWS:
 - FRONT - 20 FEET
 - REAR - 10 FEET
 - SIDE - 0 FEET
- SPECIAL NOTE**
 NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR ADDITIONAL RESTRICTIONS. THERE MAY BE ADDITIONAL RESTRICTIONS ON THIS PLAT RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- SPECIAL NOTE**
 NOTICE: ALL PLANTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE MAINTAINED AND OPERATED BY THE INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. DAMAGES TO FACILITIES OR SERVICES OF SUCH PUBLIC UTILITIES SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CYPRESS LANDING
 A PLANNED RESIDENTIAL DEVELOPMENT
 IN
 THE NW 1/4, SECTION 6, T4-S, R7-E
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

DESCRIPTION
 A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF NW 1/4 AND RUN N 0°10'48" W, ALONG THE WEST LINE OF SAID SW 1/4 OF NW 1/4, 20.00 FEET TO THE POINT OF BEGINNING, THENCE N 19°22'06" E, 1346.65 FEET TO THE EAST LINE OF SAID SW 1/4 OF NW 1/4, THENCE N 0°06'45" W, ALONG SAID EAST LINE, 1346.65 FEET TO THE POINT OF BEGINNING OF CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID RIGHT-OF-WAY LINE, 51.16 FEET TO THE POINT OF BEGINNING OF CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15°54'52", A DISTANCE OF 541.88 FEET, THENCE N 7°08'43" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 193.93 FEET TO THE POINT OF BEGINNING OF CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, COMPASS BEARING OF 10°11'22" W, A DISTANCE OF 1869.86 FEET, THROUGH A CENTRAL ANGLE OF 13°35'35", A DISTANCE OF 419.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED A.C.L. RAILROAD, THENCE S 29°37'43" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 411.20 FEET TO THE WEST LINE OF SAID SW 1/4 OF NW 1/4, THENCE S 0°10'48" E ALONG SAID WEST LINE, 909.18 FEET TO THE POINT OF BEGINNING.

CURVE NO.	CURVE DATA			CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
	RADIUS	DELTA	ARC LENGTH				
1-1	465.00	10° 47' 57" RT	67.64	N 28° 10' 02" E	87.51	N 31° 41' 23" E	40.00
2-1	465.00	9° 12' 06" LT	74.68	N 38° 10' 04" E	74.68	N 38° 24' 12" E	40.00
3-1	465.00	8° 49' 49" LT	84.01	N 44° 42' 57" E	84.01	N 44° 42' 57" E	40.00
4-1	465.00	8° 59' 51" LT	74.11	N 47° 00' 27" E	74.11	N 47° 00' 27" E	40.00
5-1	465.00	8° 59' 51" LT	74.11	N 47° 00' 27" E	74.11	N 47° 00' 27" E	40.00
6-1	465.00	7° 24' 58" LT	65.99	N 51° 12' 00" E	65.99	N 51° 12' 00" E	40.00
7-1	465.00	7° 52' 55" LT	63.97	N 51° 48' 29" E	63.97	N 51° 48' 29" E	40.00
8-1	465.00	8° 30' 17" LT	69.02	N 58° 58' 54" E	69.02	N 58° 58' 54" E	40.00
9-1	465.00	8° 30' 17" LT	69.02	N 58° 58' 54" E	69.02	N 58° 58' 54" E	40.00
10-1	465.00	8° 19' 48" LT	67.33	N 57° 07' 04" E	67.33	N 57° 07' 04" E	40.00
11-1	465.00	8° 25' 13" LT	68.34	N 57° 57' 51" E	68.34	N 57° 57' 51" E	40.00
12-1	465.00	8° 22' 00" LT	67.90	N 57° 41' 08" E	67.90	N 57° 41' 08" E	40.00
13-1	465.00	8° 39' 36" LT	70.28	N 59° 50' 18" E	70.28	N 59° 50' 18" E	40.00
14-1	465.00	8° 41' 04" RT	43.96	N 52° 48' 18" E	43.96	N 52° 48' 18" E	40.00
15-1	465.00	11° 48' 31" LT	88.81	N 63° 03' 29" E	88.81	N 63° 03' 29" E	40.00
16-1	465.00	11° 48' 31" LT	88.81	N 63° 03' 29" E	88.81	N 63° 03' 29" E	40.00
17-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
18-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
19-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
20-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
21-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
22-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
23-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
24-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
25-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
26-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
27-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
28-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
29-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
30-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
31-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
32-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
33-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
34-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
35-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
36-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
37-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
38-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
39-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
40-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
41-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
42-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
43-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
44-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
45-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
46-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
47-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
48-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
49-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00
50-1	200.00	1° 30' 28" RT	38.00	N 84° 36' 11" E	38.00	N 84° 36' 11" E	40.00

CURVE NO.	CURVE DATA			CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
	RADIUS	DELTA	ARC LENGTH				
51-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
52-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
53-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
54-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
55-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
56-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
57-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
58-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
59-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
60-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
61-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
62-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
63-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
64-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
65-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
66-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
67-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
68-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
69-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
70-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
71-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
72-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
73-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
74-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
75-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
76-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
77-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
78-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
79-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
80-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
81-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
82-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
83-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
84-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
85-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
86-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
87-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
88-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
89-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
90-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
91-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
92-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
93-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
94-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
95-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
96-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
97-1	50.00	47° 09' 23" RT	41.15	N 40° 00' 00" E	41.15	N 40° 00' 00" E	40.00
98-1	50.00	47° 09' 23" RT	41.15				