



GADSDEN COUNTY
Board of County Commissioners

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GADSDEN COUNTY GOVERNMENTAL COMPLEX
DEPARTMENT OF GROWTH MANAGEMENT
PLANNING • CODE ENFORCEMENT • BUILDING PLANS REVIEW & INSPECTIONS

MARLON BROWN
County Manager
WILLIAM D. MCCORD
Director

2006 USDA Rural Development Community of the Year

July 19, 2007

Ms. Jennifer Frye
105 Tyler Sanders Road
Quincy, FL 32352

Re: Request for Permission to Subdivide Tax Parcel # 2-03-3N-4W-0000-00241-0700

Dear Ms. Frye:

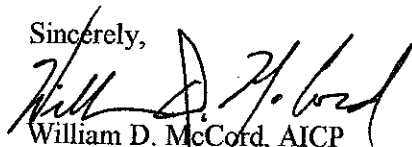
At the July 17, 2007 Gadsden County Board of County Commissioner's meeting, the Board considered your situation, as requested by Ms. Theresa Bouie, concerning your desire to subdivide your one acre parcel in order to obtain financing to replace a mobile home unit on the property.

Your situation with information was presented to the Board, but not as a specific variance application request. This action did not proceed through the regular variance process as described in Section 7300 of the Gadsden County Land including no formal submittal of a variance application, no public notice/hearing or input, and no review against the standards for considering a variance as described in the code. After presentation to the Board and after discussion, the Board decided by unanimous vote not to permit the subdivision of the lot to accommodate financing of a new mobile home.


You are still eligible to replace the mobile home under the provisions and limitations of Subsection 5003 of the County's Land Development Code. If the unit is not replaced within two years of documented removal as described in Subsection 5003.E., the unit will not be eligible for replacement.

Should you have further questions, please contact us.

Sincerely,


William D. McCord, AICP
Growth Management Director

H: Varinace\2007 Variances\Theresa Bouie\BOCC Decision\Bouie property

 printed on recycled paper

To - Bill McLeod

1. Planning and Zoning Replacement Approval #8, #9, #10
2. Rural Development Property Denial letter #1 due to dwellings
3. Mobile Home doesn't exist anymore, sold at cost
 - A. Requesting a hardship, special approval
 - B. Requesting the county to amend the Comprehensive Planning through a single adoption notice by allowing a small scale amendment for a small scale usage
 - C. The replacement of a house would be better for both the growth and the community

Note: Banks have denied building of federal guidelines that 2 dwelling cannot exist on parcel.

Bill: pls send letter to Ms. Bowie re: BOCC's actions.

T. H. M. B.



COUNTY STAFF DATA ONLY

Date Received: 2/19/2007

Project No.:

GADSDEN COUNTY DEPARTMENT OF GROWTH MANAGEMENT
PLANNING & ZONING DIVISION

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799

Phone: (850) 875-8663

Fax: (850) 875-7280

E-mail: planning@gadsdengov.net

Web site: www.gadsdengov.net

Replacement
Housing Permit Application

Please read the following information carefully.

All applicants for housing permits must complete this form and submit the E-911 address for the site. A complete, code compliant application review takes a minimum of 10 working days to complete. Effective October 1, 2006, the application processing fee is \$200.00. **If any trash, junk, debris, or abandoned vehicles or other code violations are found, upon inspection of the site, the application will be forwarded to the Code Enforcement Office and the permit application may not be approved.** All housing applications for a replacement unit must provide verification that the existing unit has been removed from the property before the certificate of occupancy can be released.

1. Owner of Property (Print): Theresa Bowie
Contact Person (If Corporation): Theresa Bowie
Address: 4378 Cool View Drive
City: Tallahassee State: FL ZIP: 32303
Daytime Phone: (850) 488-0066 Home: (850) 562-3028
MOBILE PHONE: (850) 980-0130

out of office
Feb 5 - 28th

2. Applicant (if different from owner, consent form required) (Print): Jenifer Fryc
Address: 105 Tyler Sanders Road
City: Quincy State: Florida ZIP: 32352
Telephone: (850) 1875-3084 Fax: ()

NO ADS
2/21

3. Parcel Identification Number: 2-03-3N-4W-0000-00241-0700

4. E-911 Address: 105 Tyler Sanders Road Quincy, FL 32352

5. Write directions from the Planning Department office to the property where the house will be located: North on 267 off Tyler Sanders Road

6. Is the site located within a subdivision? Yes No Do Not Know
If yes, what is the name? _____

7. Is the site located within a mobile home park? Yes No Do Not Know
If yes, what is the name? _____

Copy made 2/23/07

8. How many dwelling units will be on the property after this home is built/installed? 2
9. What type of structure(s) is being built/moved on the property? (Circle) Site Built Home
 Single Wide MH Double Wide MH Triple Wide MH Other: _____
10. Will this structure(s) replace any house or mobile home that is or was on the site?
 Yes _____ No
11. How many acres are in this parcel? 1 acre
 How many square feet are in this parcel? See attachment
12. How is access provided to the property? Public Road Private Road _____
 Easement _____ (If an easement, provide a copy of the recorded easement)
 Name of access road _____
13. Is there an existing driveway? Yes _____ No
14. Is there an existing ditch? Yes _____ No
15. Is there an existing culvert in the ditch? Yes _____ No
 (All new driveways shall have culverts with mitered ends.)
16. Is there a river, stream, creek, pond, lake or wetland on the site? _____ Yes No
 If yes, is it within fifty feet (50') of the new structure: _____ Yes _____ No
 The Comprehensive Plan and Land Development Code require a fifty foot (50') natural buffer between any waterbody/wetland any structure on the property.
17. How will waste water or sewage be managed? _____ Sewer System Treatment Plant
 Septic Tank
18. Who will provide this system? Municipality _____
 Talquin Septic (by contractor)
19. How will drinking water be provided? Central Water System _____ Deep Well
20. Who will provide the water system? Municipality _____
 Talquin Common Well Provider
21. Who will be the utility provider? Municipality _____
 Talquin
22. Provide a copy of the RECORDED DEED. (Source: Clerk's Office, County Courthouse, (850) 875-8601.)
23. Provide a site plan showing where the home will be located, the dimensions of the entire site, all structures or units on the site, the setbacks from the property lines (front, rear and sides), the driveway locations, waterbodies or wetlands and applicable setback, and the locations of utility hookups, septic tanks, etc. Provide the site plan on a survey, if available, the Property Appraiser's tax parcel map of the property, or a copy of the platted lot if located within a subdivision.
24. Provide notarized authorization to represent if the property owner will not be pulling the permit (see attached form).
25. Provide a location map showing the street names to the property.



Florida/Virgin Islands
4440 Northwest 25th Place
Post Office Box 147010
Gainesville, FL 32614-7010

Quincy Local Office
Telephone: (850) 627-6365
FAX: (850) 627-4267
TDD: (352) 338-3499
www.rurdev.usda.gov/fl

May 30, 2007

Ms. Jennifer Frye
105 Tyler Sanders Rd.
Quincy, FL 32352

Dear Ms. Frye:

Thank you for the opportunity to consider your request for Rural Development assistance. In reviewing your request, we considered all information submitted to the Agency and the regulations that govern the assistance for which you applied. After careful review, we regret to inform you that we are unable to take favorable action on your request at this time. The specific reasons for our decisions are as follows:

1. **Inadequate property.** We can not accept the boundary survey nor the property you intend to build upon. The survey shows several dwellings and other buildings located on the parcel of land in which you intend to build upon

In order for us to continue processing you application, please provide a survey and an adequate parcel of land within the next 30 days or your application will be administratively withdrawn.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants based on race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract); or because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this assistance is the Federal Trade Commission. If a person believes he or she was denied assistance in violation of this law, they should contact the Federal Trade Commission, Washington, D.C. 20580

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."
To file a complaint of discrimination write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W.,
Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

The Fair Housing Act prohibits discrimination in real estate-related transactions, or in the terms and conditions of such a transaction because of race, color, religion, sex, disability, familiar status, or national origin. The federal agency that is responsible for enforcing this law is the U.S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of the law, they should contact the U.S. Department of Housing and Urban Development, Washington, D.C. 20410 or call (800) 669-9777. In order for us to continue processing your application, please provide a survey and an adequate parcel of land within the next 30 days or your application will be administratively withdrawn.

Sincerely,

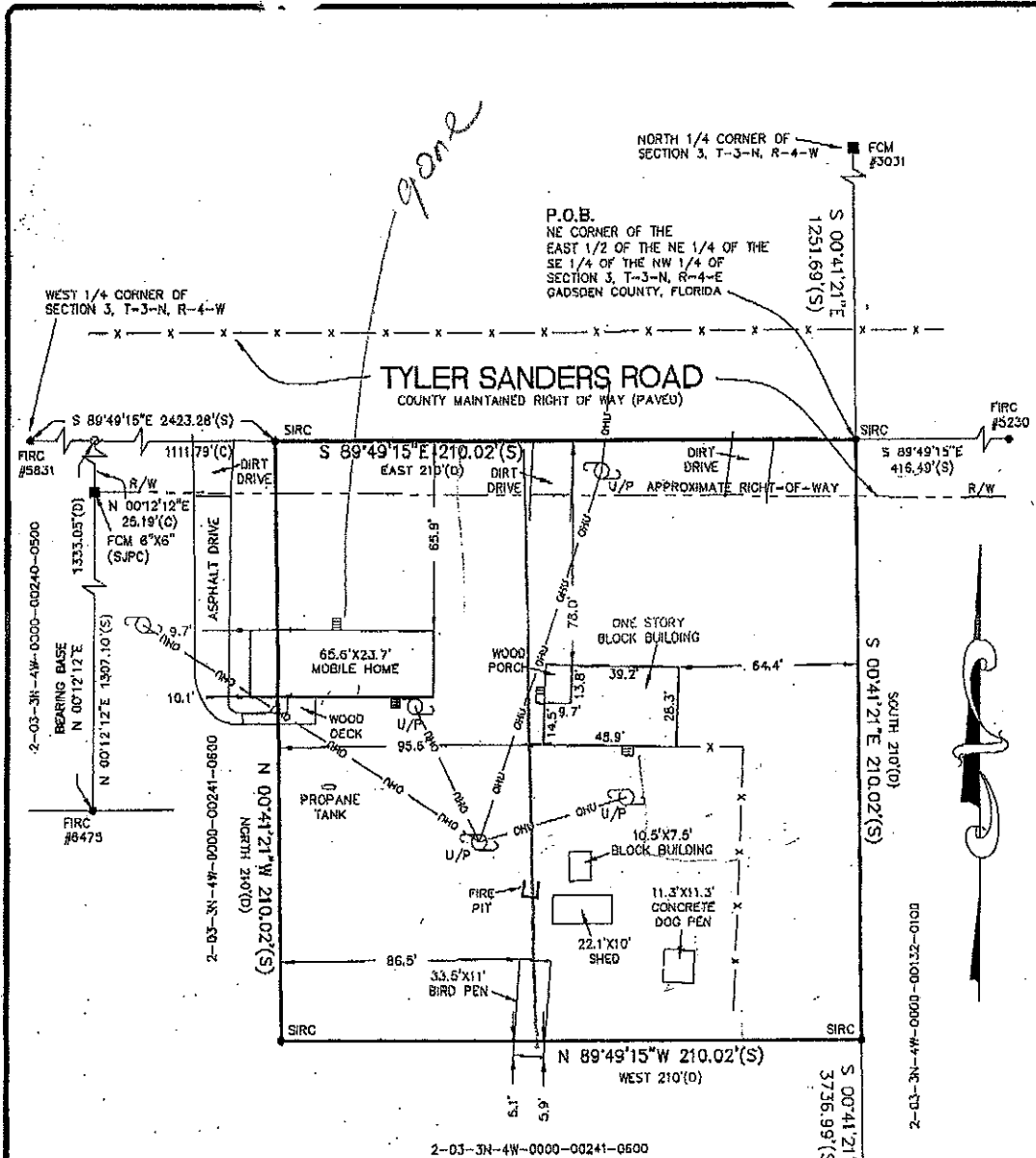


SHENEENA K FORBES
Rural Development Manager

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."

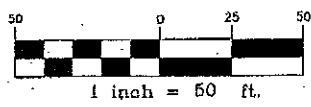
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CERTIFY TO:
 JENNIFER FRYE
 USDA RURAL DEVELOPMENT

PROPERTY DESCRIPTION

Commence at the NE corner of the East 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 3, Township 3 South, Range 4 East, Gadsden County, Florida; thence run South a distance of 210 feet; Thence run West a distance of 210 feet; thence run North a distance of 210 feet; thence run East a distance of 210 feet to the Point of Beginning.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY FOR: JENNIFER FRYE SHEET 1 OF 1

LEGEND:	R/W - RIGHT-OF-WAY	FP - FOUND IRON PIPE
DO - DESCRIPTION	D.O.T. - DEPARTMENT OF TRANSPORTATION	FRP - FOUND CRIMPED IRON PIPE
PL - PLAT	D.B. - DEED BOOK	FCM - FOUND CONCRETE MONUMENT 4"x4"
CS - CALCULATED	L.S. - LAND SURVEYING BUSINESS NO.	FR - FOUND IRON ROD
DL - DISTANCE	LS - LAND SURVEYOR NUMBER	FRP - FOUND IRON ROD (5/8") & PLASTIC CAP
RA - RADIUS	OR - ORIGINAL RECORDS BOOK	FR - FOUND IRON ROD (5/8") & PLASTIC CAP
AR - ARC LENGTH	P.O.B. - POINT OF BEGINNING	FCM - FOUND TERRA COTTA MONUMENT 4" DIA.
CU - CURVE	P.O.C. - POINT OF COMMENCEMENT	SCM - SET CONCRETE MONUMENT (4"x4")
TAN - TANGENT	P.O.S. - POINT OF SURRENDER	SIR - SET IRON ROD (5/8") WITH PLASTIC CAP
UT - UTILITY POLE	P.T. - POINT OF TANGENT	SR - SET IRON ROD (5/8") WITH PLASTIC CAP
OH - OVERHEAD UTILITY	P.I. - POINT OF INTERSECTION	SR - SET IRON ROD (5/8") WITH PLASTIC CAP
	P.R.C. - POINT OF REVERSE CURVATURE	SR - SET IRON ROD (5/8") WITH PLASTIC CAP
		SR - SET IRON ROD (5/8") WITH PLASTIC CAP

NOTES:
 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
 3) ALL MEASUREMENTS ARE U.S. FEET.
 4) INFORMATION AND BEARINGS BASED ON DESCRIPTION RECORDED IN OR BOOK 552, PAGE 128B OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA AND PREVIOUS SURVEYING BY THIS FIRM FOR LEX THOMPSON, DATED 12/05/05.

FILE NO.	05455
P.S.R. NO.	4050407
DRAWING DATE:	05-01-07
SCALE:	1"=30'
SURVEY DATE:	04-27-07
BOOK:	84/21-23, 37
	05455.COL; 127/56
DRAWN BY:	SEA
	4850407.OWG

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1819 WELBY WAY
 TALLAHASSEE, FLORIDA 32308
 PHONE: (850) 386-8742
 FAX: (850) 386-8239

G.E.G.
 LAND SURVEYING

CERTIFICATE OF AUTHORIZATION NO. LB 0907172

I HEREBY CERTIFY THAT ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120001 0076 A, EFFECTIVE MAY 2, 1991, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN COMPLIANCE WITH CHAPTER 81C-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ONE UNDERGROUND SURVEYOR HAS NOT BEEN PROVIDED A CURVE/TITLE COMPANY OR ABSTRACT OF MATTERS ATTACHED TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLY THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE ADJACENTS.

DATE: 5/9/07

GEORGE E. GUNN, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 3631

REVISIONS: