



# Columbia County, FL.

## Right-of-Way Access/Driveway Permit #000054316

Issued October 24, 2025



\* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: ISLAND GROVE RANCH, LLC,      PHONE:      ADDRESS: NW GAR POND CT ,

PARCEL: 21-2S-16-01670-000      ZONING:      FLOOD ZONE:      Coords: -82.73,30.30

SUBDIVISION:      LOT:      BLK:      PHASE:      UNIT:      ACRES: 0.00

### CONTRACTORS

ADDRESS:      PHONE: 904-386-1911

NAME: MARK SAWYER      LICENSE: -

BUSINESS: ISLAND GROVE RANCH LLC

### PROJECT DETAILS

#### LETTER OF INTENTION:

1. LETTER OF INTENT IS TO PROCEED IN FULL COMPLIANCE WITH COUNTY REGULATIONS, SINCE THIS NOT TYPICAL AND TO ENSURE THE DRIVEWAY ACCESS IS LEGALLY RECOGNIZED AND DOCUMENTED IN A MANNER THAT AVOIDS AMBIGUITY FOR CURRENT AND FUTURE USE.

1 A. THIS REQUEST IS LIMITED SOLELY TO THE ESTABLISHMENT AND ACKNOWLEDGMENT OF A SINGLE DRIVEWAY ACCESS FOR PRIVATE USE VIA THE EXISTING EASEMENT. IT IS NOT RELATED TO, NOR INTENDED AS, A SUBDIVISION OR MAJOR DEVELOPMENT PROJECT THE CITY MAY HAVE IN MIND. THE PURPOSE IS TO DOCUMENT LAWFUL ACCESS IN THE COUNTY'S RECORDS AND PROVIDE CLARITY FOR PRESENT AND FUTURE OWNERSHIP.

2. IF THE DRIVEWAY PERMIT OR SIMILAR APPROVAL SERVES AS THE COUNTY'S PERMANENT RECORD OF ACCESS, I RESPECTFULLY REQUEST THAT SUCH RECORD BE ISSUED AND ACKNOWLEDGED AS CONFIRMATION OF THIS EASEMENT-BASED DRIVEWAY ACCESS FOR PRESENT AND FUTURE OWNERSHIP.

3. DRIVEWAY ACCESS TO PARCEL IS VIA AN EXISTING 15-FT COUNTY EASEMENT AT THE NORTHERN BOUNDARY. APPROXIMATE LOCATION OF PROPOSED 25-FT DRIVEWAY OPENING IS SHOWN. PERMIT OR APPROVAL IS REQUESTED TO ESTABLISH, WITHOUT AMBIGUITY, LEGAL ACCESS FOR CURRENT AND FUTURE OWNERSHIP. EASEMENT SHALL SERVE AS PERMANENT ACCESS TO PROPERTY AND BE ACKNOWLEDGED IN COUNTY RECORDS.

3 A. FOR CLARITY, THIS REQUEST CONCERNS ONLY THE RECOGNITION OF DRIVEWAY ACCESS THROUGH THE EXISTING EASEMENT. IT DOES NOT REPRESENT, NOR SHOULD IT BE CONSTRUED AS, A REQUEST FOR SUBDIVISION, EXPANSION, OR MAJOR DEVELOPMENT. THE INTENT IS SOLELY TO DOCUMENT AND PERMIT PRIVATE ACCESS CONSISTENT WITH THE EASEMENT OF RECORD.

4. THIS WAY THE LETTER ASKS FOR FORMAL RECOGNITION, AND THE SITE PLAN SKETCH ITSELF REITERATES IT, SO THE RECORD IS CLEAR ON BOTH FRONTS.

IS THE ACCESS FOR COMMERCIAL OR RESIDENTIAL USE?:      Residential

TYPE OF CONNECTION FOR ACCESS ROAD:      Rural Driveway

TYPE OF CONSTRUCTION OF PROPERTY:      Site Built Home

**NOTICE:** Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

**"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

**NOTICE:** All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

**NOTICE:** Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

**MUST POST ON THE JOBSITE:** Copies of the Permit and Recorded Notice of Commencement for inspection.

10/24/2025 9:25 AM

DESCRIBE BELOW:

IF THE TYPE OF CONSTRUCTION WILL CONTAIN UNITS OR LOTS,  
PLEASE ENTER THE NUMBER OF UNITS OR LOTS BELOW:

1

NORMAL VEHICLE USAGE::

Automobiles

ESTIMATED NUMBER OF VEHICLE TRIPS PER DAY:

1

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