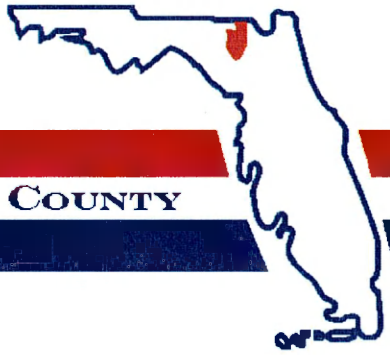
District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



September 5, 2025

VIA ELECTRONIC MAIL

Re: Variance V-250801
Determination Letter

Dear Mr., Conlon, your application for a variance located at parcel # 02268-520 has been approved for a front line of 15 feet from the required 25 feet.

If you have any questions, please do not hesitate to contact me at tcrews@columbiacountyfla.com or (386) 758-1040.

Sincerely,

Troy Crews Interim
Community Development Coordinator
Land Development Regulations Admin.

72609

Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # V	250801
Application Fee	$950.00
Receipt No.	771419
Filing Date	8-7-2025
Completeness Date	9-5-2025

ZONING DEPARTMENT · COLUMBIA COUNTY · GATEWAY TO FLORIDA · APPROVED

Variance Application

A. PROJECT INFORMATION

1. Project Name: CONLON VARIANCE
2. Address of Subject Property: 555 NW SCENIC LAKE DR, LAKE CITY FL 32055
3. Parcel ID Number(s): 22-3S-16-02268-520 (7869)
4. Future Land Use Map Designation: RESIDENTIAL LOW
5. Zoning Designation: RSF2
6. Acreage: 26' X 30' METAL OUT BUILDING
7. Existing Use of Property: RESIDENTIAL SINGLE FAMILY
8. Proposed use of Property: RESIDENTIAL SINGLE FAMILY
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): LDR SECTION 4.7.7.1

B. APPLICANT INFORMATION

1. Applicant Status ☑ Owner (title holder) ☐ Agent
2. Name of Applicant(s): J MICHAEL CONLON Title: MR
   Company name (if applicable):
   Mailing Address: 555 NW SCENIC LAKE DRIVE
   City: LAKE CITY State: FL Zip: 32055
   Telephone: (386) 365 3882 Fax: (___)_____ Email: j.mike.conlon@gmail.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.**

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: N/A
   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:

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.

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.

3. Site Plan – Including, but not limited to the following:
   a. Name, location, owner, and designer of the proposed development.
   b. Present zoning for subject site.
   c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
   d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
   e. Area and dimensions of site (Survey).
   f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   g. Access to utilities and points of utility hook-up.
   h. Location and dimensions of all existing and proposed parking areas and loading areas.
   i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
   j. Location and size of any lakes, ponds, canals, or other waters and waterways.
   k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
   l. Location of trash receptacles.
   m. For multiple-family, hotel, motel, and mobile home park site plans:
      i. Tabulation of gross acreage.
      ii. Tabulation of density.
      iii. Number of dwelling units proposed.
      iv. Location and percent of total open space and recreation areas.
      v. Percent of lot covered by buildings.
      vi. Floor area of dwelling units.
      vii. Number of proposed parking spaces.
      viii. Street layout.
      ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—Including the following:
   a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
   b. Proposed finished elevation of each building site and first floor level.
   c. Existing and proposed stormwater management facilities with size and grades.
   d. Proposed orderly disposal of surface water runoff.
   e. Centerline elevations along adjacent streets.
   f. Water management district surface water management permit.

5. Legal Description with Tax Parcel Number.

6. Proof of Ownership (i.e. deed).

7. Agent Authorization Form (signed and notarized).

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Variance Application is $950. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

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 ACKNOWELDGES 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.

Applicant/Agent Name (Type or Print)

J Michael Conlon
Joseph Michael Conlon

Applicant/Agent Signature

8/4/25

Date

Gmail

Mike Conlon <j.mike.conlon@gmail.com>

Preliminary Septic Review

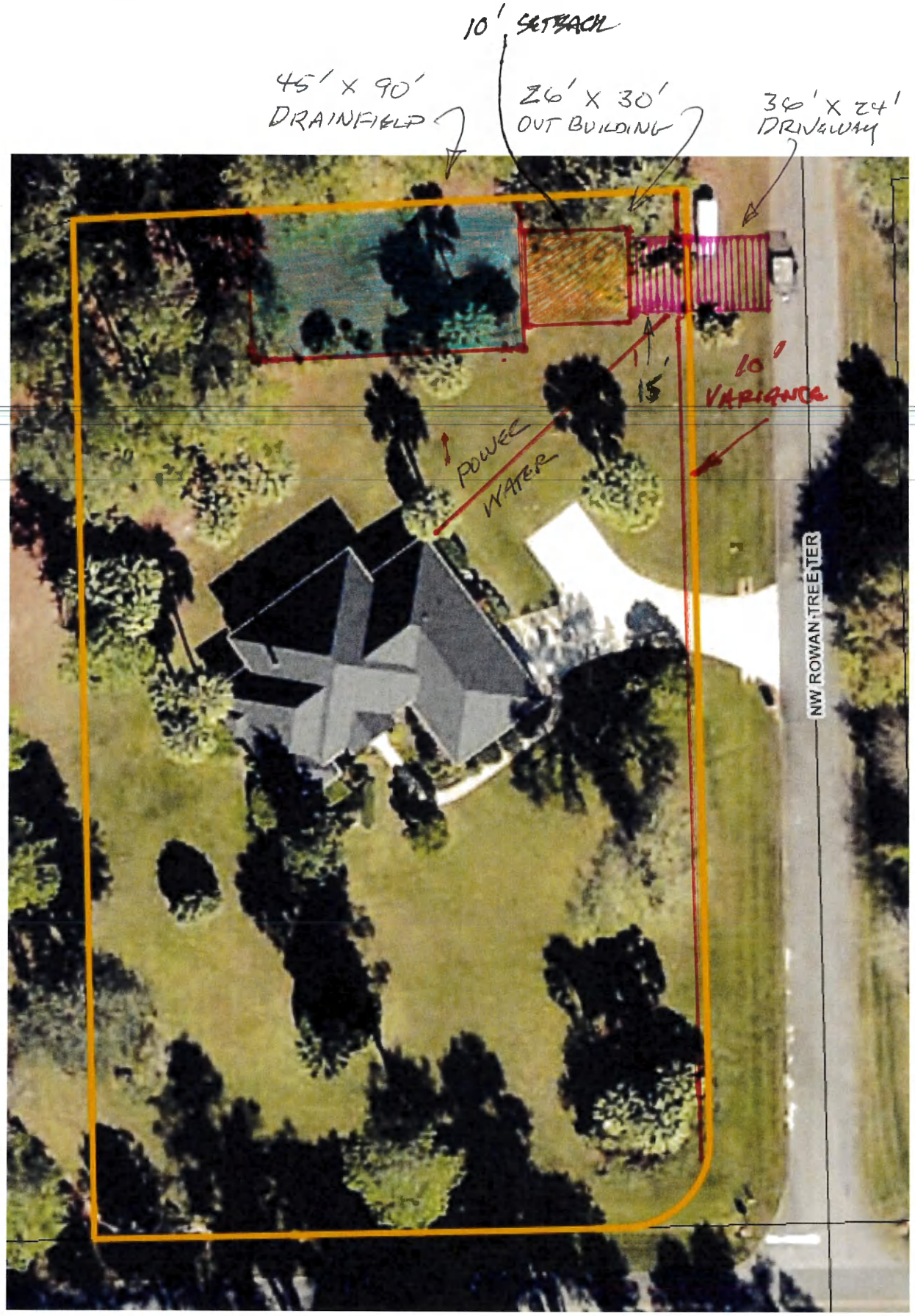
Roberts, Kyle B <Kyle.Roberts@flhealth.gov>
To: "j.mike.conlon@gmail.com" <j.mike.conlon@gmail.com>

Wed, Jul 2, 2025 at 8:33 AM

Good Morning,

I hope all is well. After reviewing your existing permit and going onsite it appears that the shed will fit without the need to move the drainfield, assuming you are granted the 10-foot variance. If you are not granted a variance and wish to keep the shed in that corner of your property, you would have to move the drainfield. This is just a preliminary review, and final approval will be granted once you apply for an existing system through our office. Have a great week.

[Quoted text hidden]


10' SETBACK
45' X 90'
DRAINFIELD
26' X 30'
OUT BUILDING
36' X 24'
DRIVEWAY
15'
10'
VARIANCE
POWER
WATER
NW ROWAN TREETER
SCENIC LAKE DRIVE
1" = 41.5'
N

COLUMBIA COUNTY
Property Appraiser

Parcel 22-3S-16-02268-520

https://search.ccpafl.com/parcel/02268520163S22

555 NW SCENIC LAKE DR

Owners

CONLON J MICHAEL
CONLON SHARON W
555 NW SCENIC LAKE DR
LAKE CITY, FL 32055

Use: 0100: SINGLE FAMILY
Subdivision: WOODBOROUGH

Legal Description

LOT 10 WOODBOROUGH PHASE 6 & BEG NE COR OF SAID
LOT 10, RUN S 78 DEG W ALONG N LOT LINE 181.96 FT, N 32.81 FT, N 88 DEG E 178.07 FT TO POB, LESS & EX THE FOLLOWING: COMM NE COR...

To : Columbia County Board of Adjustment (Planning and Zoning Board)

From:
George / Nancy Pace
Parcel # 22-3S-16-02268-533 (7867)
1.01 acres

Members,

This Note is to advise the board that I do not contest the 2025 application of setback variance requested by Joseph Michael Conlon for construction of a 26' X 30' metal building on his property (22-3S-16-02268-520 (7863) to be erected in the northeast corner of his property. The setback requested is 10' out of the 25' county requirement for construction near a property line bordering a road. This variance would occur on the property west adjacency to NW Rowan Tree Terrace. bringing the setback from 25' to 15' from the road right of way which is 60'. The request is made due to the building footprint being adjacent to the property drain field for the septic tank.

George / Nancy Pace
Signature
Date 7-28-2025

To : Columbia County Board of Adjustment (Planning and Zoning Board)

From:
Charles Corbitt
Parcel # 22-3S-16-02268-531 (7865)
2.82 acres
Parcel # 22-3S-16-02268-532 (7866)
.5 acres
Parcel # 22-3S-16-02268-000 (7787)
1.75 acres

Members,

This Note is to advise the board that I do not contest the 2025 application of setback variance requested by Joseph Michael Conlon for construction of a 26' X 30' metal building on his property (22-3S-16-02268-520 (7863) to be erected in the northeast corner of his property. The setback requested is 10' out of the 25' county requirement for construction near a property line bordering a road. This variance would occur on the property west adjacency to NW Rowan Tree Terrace. bringing the setback from 25' to 15' from the road right of way which is 60'. The request is made due to the building footprint being adjacent to the property drain field for the septic tank.

Charles Corbitt
Signature CHARLES CORBITT BY J. MICHAEL CONLON
Date 8/2/25

(PHONE CONVERSATION WITH MR. CORBITT ON 8/2/25)
ACCEPTING VARIANCE REQUEST 386-397-3708

To : Columbia County Board of Adjustment (Planning and Zoning Board)

From:
Robert Eadie
Parcel # 22-3S-16-02268-002 (7789)
1.78 acres

Members,

This Note is to advise the board that I do not contest the 2025 application of setback variance requested by Joseph Michael Conlon for construction of a 26' X 30' metal building on his property (22-3S-16-02268-520 (7863) to be erected in the northeast corner of his property. The setback requested is 10' out of the 25' county requirement for construction near a property line bordering a road. This variance would occur on the property west adjacency to NW Rowan Tree Terrace. bringing the setback from 25' to 15' from the road right of way which is 60'. The request is made due to the building footprint being adjacent to the property drain field for the septic tank.

Robert Eadie
Signature Robert Eadie
Date 7/24/25

To : Columbia County Board of Adjustment (Planning and Zoning Board)

From:
Charles Carroll
Parcel # 22-3S-16-02268-519 (7862)
1.22 acres

Members,

This Note is to advise the board that I do not contest the 2025 application of setback variance requested by Joseph Michael Conlon for construction of a 26' X 30' metal building on his property (22-3S-16-02268-520 (7863) to be erected in the northeast corner of his property. The setback requested is 10' out of the 25' county requirement for construction near a property line bordering a road. This variance would occur on the property west adjacency to NW Rowan Tree Terrace. bringing the setback from 25' to 15' from the road right of way which is 60'. The request is made due to the building footprint being adjacent to the property drain field for the septic tank.

Charles Carroll
Signature Charles Carroll
Date 7-24-25

COLUMBIA COUNTY
BOARD of ADJUSTMENT
JULY 24, 2025 MEETING MINUTES

Pledge to U.S. Flag
Invocation
Members present – Earl Peeler, Roger Busscher, Jock Phelps, Mike McKee, Gerry Solenski
Members Absent – none
Staff present – Troy Crews, Karen Aiken-Smoot and Melissa Garber

PUBLIC HEARINGS

Tabled items from June 26, 2025 meeting:

V250503 – Petition by Charles and Nastoshia Miller requesting a variance of side setback of 25' to 14' in lands as described below: Parcel #25-3S-15-00220-114. Letter provided from HOA. Motion to approve by Earl Peeler, 2nd by Mike McKee, unanimously approved.

V250504 – petition by Robert Hunter requesting a variance of side setback of10' to 5' in lands as described below: Parcel #33-3S-16-02438-160 Motion to approve by Mike McKee, 2nd by Earl Peeler, unanimously approved.

SP250502 – petition by Dennis Price, agent for Curtis Haynes, owner for a borrow pit on lands described below: Parcel #29-2S-17-04786-001. Details of the borrow pit excavation plan provided by Dennis Price. No additional legal objections were heard. Motion to approve by Earl Peeler, 2nd by Mike McKee, unanimously approved.

New Items:

SE250601 – a petition by Brody Pack, agent for Morrell Living Trust, for a Mobile Home sales lot and office per LDR article 4.15.5.5 on lands described as: Parcel # 34-3S-16-02475-000. Dylan Adams spoke in favor. No other comments. Motion to approve by Earl Peeler, 2nd by Mike McKee, unanimously approved.

Staff –
Adoption of June 26, 2025 minutes by board. Motion to approve by Earl Peeler, 2nd by Roger Busscher, unanimously approved.

Adjournment

NOTE: All people are advised that if they decide to appeal any decision made of 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

THIS PLANNING & ZONING BOARD MINUTES FROM JULY 24, 2025 ARE HEREBY ADOPTED ON THIS 28TH DAY OF AUGUST, 2025.

PLANNING & ZONING BOARD

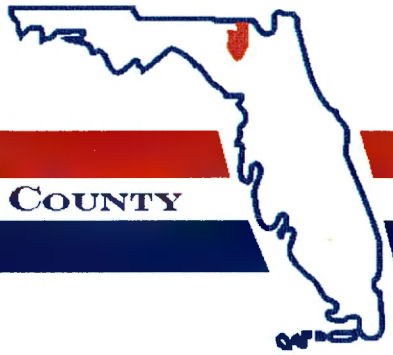
OF COLUMBIA COUNTY, FLORIDA

Attest:

Troy Crews, Secretary to the Board

Jock Phelps, Chair

District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

August 6, 2025

VIA ELECTRONIC MAIL

TO: Classifieds, Lake City Reporter

FROM: Karen Aiken-Smoot , Planning Tech

SUBJECT: Petition No V25080

Notice of Public Hearings
Before the Board of Adjustments
Concerning a variance

Please find attached the above referenced public notice to be published in the legal section of the Lake City Reporter on Saturday**, August 16, 2025.**

PLEASE INVOICE: BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY
P.O. DRAWER 1529
LAKE CITY, FL 32056-1529

Subsequent to the publication of this notice, I will pick up the original affidavit; however, please send a copy of the affidavit of proof of publication to:

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY
P. O. DRAWER 1529
LAKE CITY, FL 32056-1529

Attachment

NOTICE OF PUBLIC HEARING
CONCERNING A VARIANCE AS PROVIDED FOR
IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a subdivision re-plat , as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on August 28, 2025, at 5:30p.m., or as soon thereafter as the matters can be heard, in the Tourist Development office located at 972 W DUVAL ST, Lake City, Florida.

V250801 – a petition by Michael Conlin requesting a variance from 25' to 15' on the front on the lands as described below: parcel #22-3S-16-02268-520 LOT 10 WOODBOROUGH PHASE 6 & BEG NE COR OF SAID LOT 10, RUN S 78 DEG W ALONG N LOT LINE 181.96 FT, N 32.81 FT, N 88 DEG E 178.07 FT TO POB, LESS & EX THE FOLLOWING: COMM NE COR OF LOT 10, RUN S 78 DEG W 181.96 FT FOR POB, S 112.55 FT TO A PT ON W LINE OF SAID LOT, N 29 DEG W 115.47 FT TO NW COR OF LOT 10, E 59.02 FT TO POB. 853-1761, LE 1479-503

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the Zoning Amendment.

Copies of the Rezoning application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will 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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

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For info call Karen Aiken-Smoot at 386.719.1474

Tax Bill Detail

Year	Due
2024	**$0.00**
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00
2015	$0.00

Property Tax Account: R02268-520

CONLON J MICHAEL

Year: 2024 **Bill Number:** 6717 **Owner:** CONLON J
Tax District: 2 **Property Type:** MICHAEL Real Estate

MAILING ADDRESS:
CONLON J MICHAEL
CONLON SHARON W
555 NW SCENIC LAKE DR
LAKE CITY FL 32055

PROPERTY ADDRESS:
555 SCENIC LAKE
LAKE CITY 32055

Taxes **Assessments** **Legal Description** **Payment History**

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 6717 – No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	**7.8150**	**$1,426.97**	**$1,426.97**	**$0.00**
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	$154.71	$154.71	$0.00
LOCAL	3.1430	$650.10	$650.10	$0.00
CAPITAL OUTLAY	1.5000	$310.27	$310.27	$0.00
Subtotal	**5.3910**	**$1,115.08**	**$1,115.08**	**$0.00**
SUWANNEE RIVER WATER MGT DIST	**0.2936**	**$53.61**	**$53.61**	**$0.00**
LAKE SHORE HOSPITAL AUTHORITY	**0.0001**	**$0.02**	**$0.02**	**$0.00**
TOTAL	**13.4997**	**$2,595.68**	**$2,595.68**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	**$285.16**	**$285.16**	**$0.00**
SOLID WASTE - ANNUAL	**$192.12**	**$192.12**	**$0.00**
TOTAL	**$477.28**	**$477.28**	**$0.00**

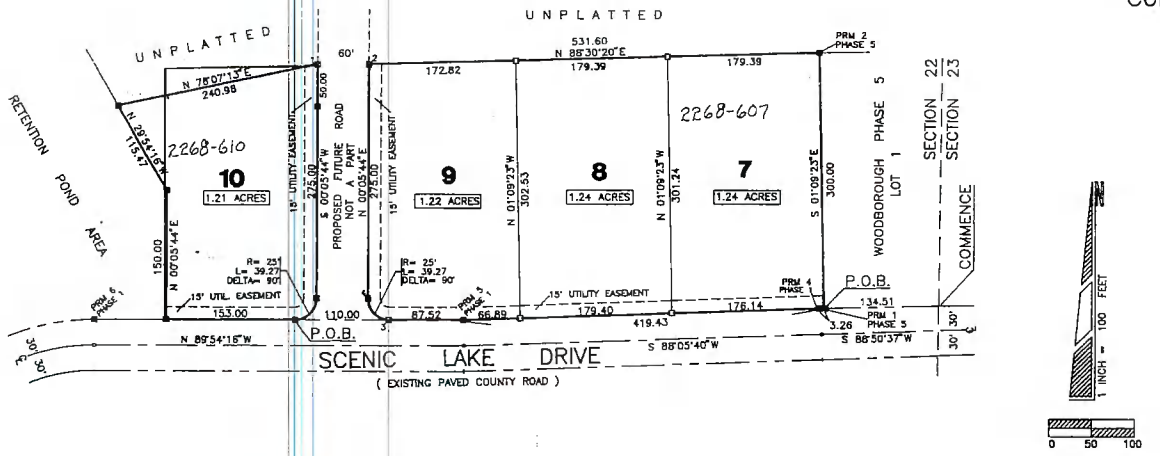
FILE NUMBER 950562
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
5-9 1995 AT 2:28 O'CLOCK P.M.
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Sharon Rice D.C.

OFFICIAL RECORDS BOOK 853 PAGE 527

Parent Parcel 2268-100

Woodborough Phase 6

in Section 22
Township 3 South, Range 16 East
Columbia County, Florida



LEGEND & NOTES

1.) ⊠ = P.R.M. set with brass cap stamped PLS 3628 and date.

2.) □ = 4"x 4" Concrete Monument set, PLS 3628.

3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.

4.) Boundary based on client instruction and prior work in area for WOODBOROUGH PHASE 1.

5.) Bearings projected from prior work on above referenced WOODBOROUGH PHASE 1.

6.) Interior improvements or underground encroachments, if present, were not located with this survey.

7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.

8.) According to the official Flood maps (FIRM) of Columbia County, this development does not lie within a Flood Zone "A" area. It is in Flood zone "X", which has been determined to be out-side of the 500 year flood plane.

9.) Preliminary approval: January 19, 1995.

10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

D E S C R I P T I O N

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Northerly Right-of-Way line 134.51 feet to the POINT OF BEGINNING; thence continue S.88°50'37"W. still along said Northerly Right-of-Way line 3.26 feet; thence S.88°05'40"W. still along said Northerly Right-of-Way line 419.43 feet; thence N.89°54'16"W. still along said Northerly Right-of-Way line 87.52 feet to the Point of Curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly along the arc of said curve, being also the East line of a proposed road 39.27 feet; thence N.00°05'44"E. along said East line of a proposed road 275.00 feet; thence N.88°30'20"E. 531.60 feet; thence S.01°09'23"E. 300.00 feet to the POINT OF BEGINNING.

AND ALSO:

COMMENCE at the point of intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run S.88°50'37"W. along said Northerly Right-of-Way line 137.77 feet; thence S.88°05'40"W. still along said Northerly Right-of-Way line 419.43 feet; thence N.89°54'16"W. still along said Northerly Right-of-Way line 197.52 feet to the POINT OF BEGINNING; thence continue N.89°54'16"W. 153.00 feet; thence N.00-05'44"E. 150.00 feet; thence N.29°54'16"W. 115.47 feet; thence N.78°07'13"E. 240.98 feet to a point on the West line of a proposed road; thence S.00°05'44"W. along said West line 275.00 feet to the Point of Curve of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southwesterly along the arc of said curve, being also the East line of a proposed road 39.27 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Woodborough Corporation, as owner, and Alma P. Johns, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as WOODBOROUGH PHASE 6, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

OWNER:

William C. Rowan
President
Woodborough Corp.

Witness

Witness

MORTGAGEE:

Alma P. Johns
mortgagee

Witness

Witness

CORP. SEAL

CINDY L. BRYANT
My Commission Expires: 4/24/98

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5th day of May, 1995, by William C. Rowan, President of Woodborough Corporation, on behalf of the corporation. He is personally known to me, or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 4/24/98

SIGNED: _____
Notary Public

CINDY L. BRYANT
My Commission Expires: 4/24/98

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 4th day of May, 1995, by Alma P. Johns, Mortgagee. She is personally known to me or has produced _____ as identification and (did / did not) take an oath.

My Commission Expires: 4/24/98

SIGNED: _____
Notary Public

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____ DATE: April 27
County Attorney, Columbia County

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a performance bond or instrument in the amount of $_____ has been posted to assure completion of all required improve-ments and maintenance in case of default.

SIGNED: _____ DATE: May 3, 1995
Director of Public Works

COMMISSION APPROVAL

SIGNED: _____
Chairman
DATE: 5/4/1995

ATTEST: _____
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 9 day of May, 1995, in Plat Book 6 Page 126.

SIGNED: _____
Clerk of Circuit Court

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All utility easements shown onthis Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct re-presentation of the lands surveyed and shown hereon, that the Survey was made under my responsible super-vision, direction and control, that Permanent Reference Monuments have been set as shown and that survey data complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: _____
Donald F. Lee, P.L.S.
Florida Registered Cert. No. 3628

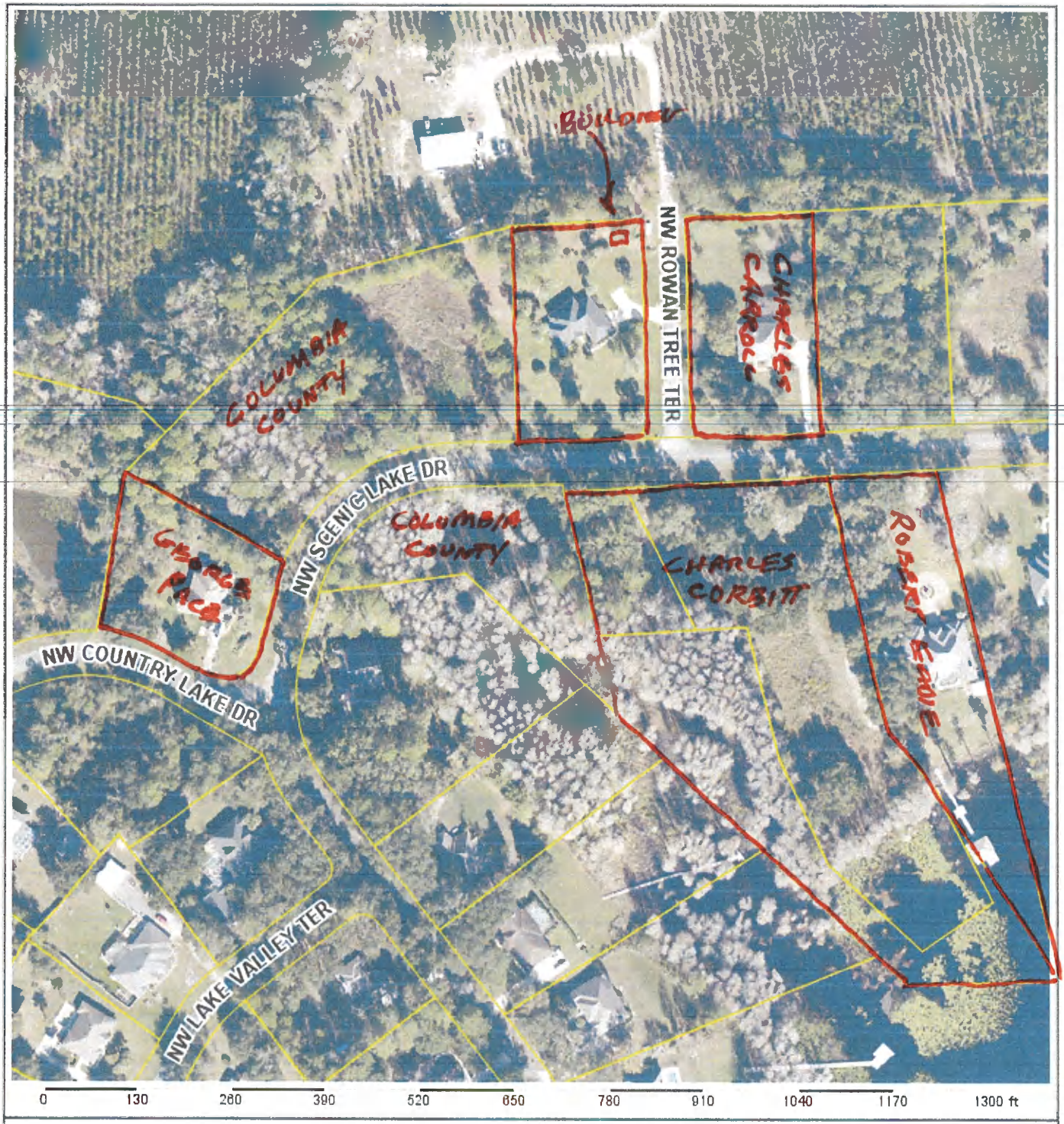
SEAL

DATE: 4/5/1995

SHEET 1 OF 1

PREPARED BY :

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (904) 755-6166 FAX: (904) 755-6167



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 22-3S-16-02245-000 (7692) | NON AG ACREAGE (9900) | 20.22 AC

21 AC IN SE COR OF S1/2 OF NW1/4 EX RD RW.

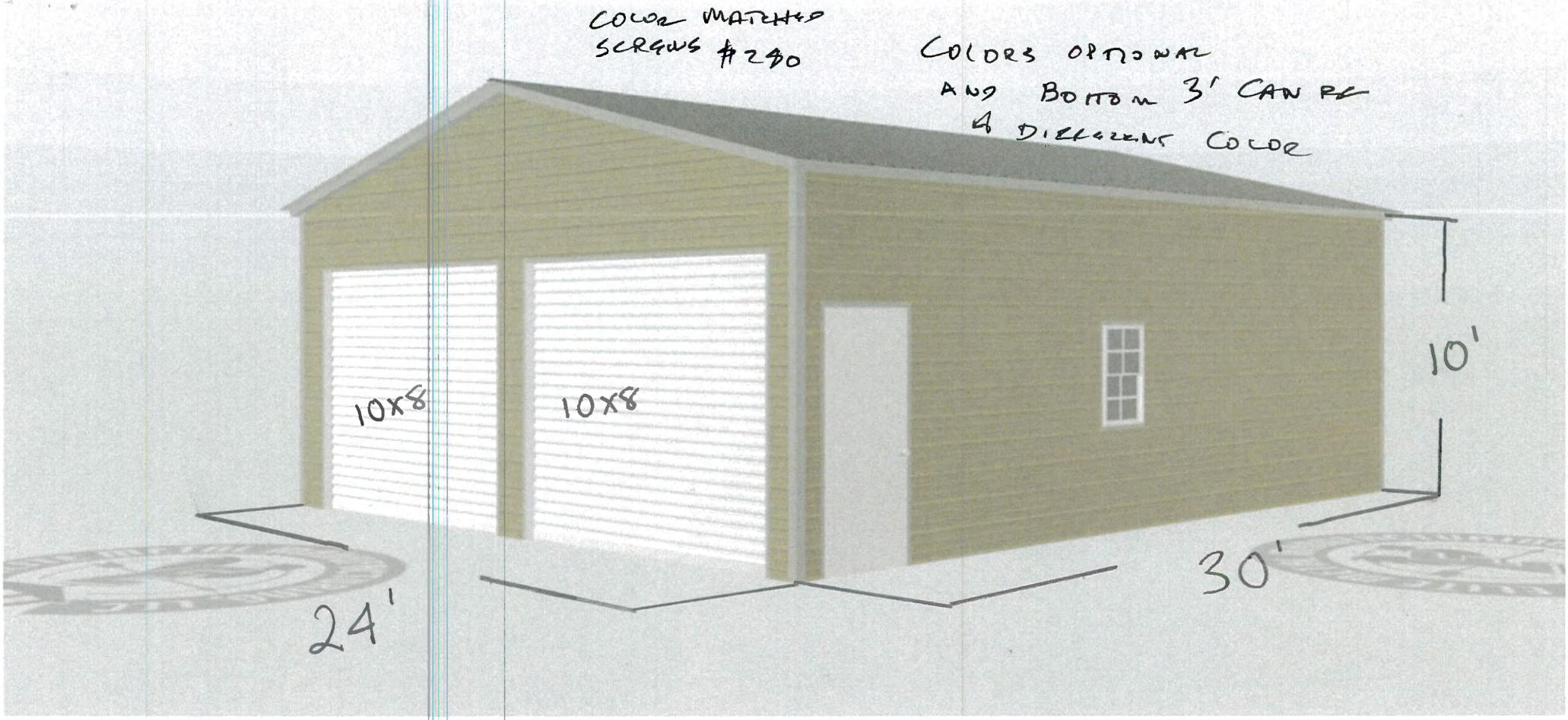
Owner:	**RIVERS EMMA EST** C/O BONES, ANGELENE P O BOX 1601 MACCLENNY, FL 32063	**2025 Working Values**			
		Mkt Lnd	$127,386	Appraised	$127,386
		Ag Lnd	$0	Assessed	$127,386
		Bldg	$0	Exempt	$0
Site:		XFOB	$0		county:$90,080
Sales Info	NONE	Just	$127,386	Total Taxable	city:$0 other:$0 school:$127,386

NOTES:

Columbia County, FL

The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 7/10/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



(2) 10 x 8
(2) Windows
(1) Man Door
180 Mph
Vertical Roof (Best option)

4' CENTERS

$12,140.76 with tax

INCLUDE ENGINEERED PLANS FOR COUNTY

$5,400 concrete ✱ permitting Roughly ✱ 400-500

143.50

BK 0853 PG 1761

OFFICIAL RECORDS

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

98-02548

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY

1998 FEB 16 PM 4:31

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
97-730
Grantee #1 S.S [redacted]

Grantee #2 S.S [redacted]

Property Appraiser's
Parcel Identification No.
22-3S-16-02268-520

Documentary Stamp $143.50
Intangible Tax $ 0
P. DeWitt Cason
Clerk of Court
By MCK D.C.

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY MCK D.C.

WARRANTY DEED

THIS INDENTURE, made this 17th day of February, 1998, BETWEEN WOODBOROUGH CORPORATION, a Florida corporation, whose post office address is Route 8, Box 804, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantor*, and J. MICHAEL CONLON and his wife, SHARON W. CONLON, whose post office address is Route 12, Box 542, Lake City, Florida 32055, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 10, WOODBOROUGH PHASE 6, a subdivision according to plat thereof recorded in Plat Book 6, Page 126 of the public records of Columbia County, Florida.

AND

BEGIN at the Northeast corner of said Lot 10 of WOODBOROUGH PHASE 6 and run S 78°07'13" W, along the North line of said Lot 10 a distance of 181.96 feet; thence N 00°05'44" E, 32.81 feet; thence N 88°30'20" E, 178.07 feet to the Northeast corner of said Lot 10 and the Point of Beginning.

LESS AND EXCEPT: A part of said Lot 10 of WOODBOROUGH PHASE 6, described as follows: Commence at the Northeast corner of said Lot 10 of WOODBOROUGH PHASE 6 and run S 78°07'13" W, along the North line of said Lot 10 a distance of 181.96 feet to the Point of Beginning; thence S 00°05'44" W, 112.25 feet to a point on the West line of said Lot 10; thence N 29°54'16" W, along said West line 115.47 feet to the Northwest corner of said Lot 10; thence N 78°07'13" E, along the North line of said Lot 10 a distance of 59.02 feet to the Point of Beginning.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

Lisa C. Ogburn
(Second Witness)
Lisa C. Ogburn
Printed Name

WOODBOROUGH CORPORATION

By: William C. Rowan (SEAL)
William C. Rowan
President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of February, 1998, by William C. Rowan, President of WOODBOROUGH CORPORATION, a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

DeEtte F. Brown
Notary Public
My Commission Expires:_____

DE ETTE F. BROWN
MY COMMISSION # CC 412561
EXPIRES: October 22, 1998
Bonded Thru Notary Public Underwriters

BK 0853 PG 1762
OFFICIAL RECORDS

Building and Zoning Department

Variances Application

Invoice

72609

Applicant Information	Invoice Date	Permit #	Amount Due
555 NW SCENIC LAKE DR	08/07/2025	V250801	**$950.00**

Job Location
Parcel: 22-3S-16-02268-520
Owner: CONLON J MICHAEL, CONLON SHARON W,
Address: 555 NW SCENIC LAKE DR

Contractor Information

Invoice History

Date	Description	Amount
08/07/2025	Fee: Variance	$950.00
	Amount Due:	**$950.00**

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

Credit card payments can be made online here (fees apply)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:
Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

Building Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
555 NW SCENIC LAKE DR	Check 1474	08/08/2025	771419	**$950.00**

AppID: 72609 Permit #: V250801
Variances
Parcel: 22-3S-16-02268-520
Owner: CONLON J MICHAEL, CONLON SHARON W,
Address: 555 NW SCENIC LAKE DR

Contractor Information

Payment History

Date	Description	Amount
08/07/2025	Fee: Variance	$950.00
08/08/2025	Payment: Check 1474	($950.00)
		$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:
Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.