



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 0339
Application Fee \$950.00
Receipt No. 763366
Filing Date 3-31-23
Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Warrens House
2. Address of Subject Property: 1130 SW Bluff Drive Fort White FL
3. Parcel ID Number(s): 18-75-16 0700/0700 04236-047
4. Future Land Use Map Designation: Environmentally Sensitive area
5. Zoning Designation: ESA2
6. Acreage: 1.64
7. Existing Use of Property: Res
8. Proposed use of Property: Residential
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description):

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Warren DePree Title: _____
Company name (if applicable): _____
Mailing Address: 1130 SW Bluff Drive Fort White FL
City: Fort White State: FL Zip: 32038
Telephone: (888) 292-4721 Fax: () Email: ridgerunner111@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.**

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 ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT 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)

Applicant/Agent Signature

3-30-23
Date

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$ _____
Prepared By And Return To:

TITLE OFFICES, LLC
1089 SW MAIN BLVD.,
LAKE CITY, FL.. 32025

File #03Y-01043MD/Administrator

Property Appraisers Parcel I.D. Number(s):
04236-047

Inst: 2003002995 Date: 02/13/2003 Time: 14:49

Doc Stamp-Deed : 238.00

YMK DC, P. DeWitt Cason, Columbia County B: 974 P: 2007

WARRANTY DEED

THIS WARRANTY DEED made and executed the 10th day of February, 2003 by DARRELL L. SCHACKMAN and SHAUNA SCHACKMAN, his wife, hereinafter called the Grantor, to WARREN DEPREE, Single man, whose post office address is: 19911 BEAULIEU CT., FT MYERS, FL 33908, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

Lot 11, Cedar Spring Shores, Unit 5, a subdivision according to plat thereof recorded in Plat Book 4, page 5, Public Records of Columbia County, Florida.

☒ **If this box is checked, the Grantor warrants that the above described property is not his/her constitutional homestead as defined by the laws of the State of Florida. He/she resides at**
5916 Collins Ave., Stuart, FL 34997.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD** the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
135 NE Hernando Ave, Suite 125
Lake City, Florida 32055-4006
www.columbiataxcollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 REAL ESTATE

Account #: R04236-047

003

Skip The Trip! www.columbiataxcollector.com

eCheck (Electronic payment from your checking account) and Credit/Debit Card

Fee for eCheck and Credit/Debit transactions added by payment processor - see website for fees

Print Your Receipt Instantly Online

R

DEPREE WARREN
1130 SW BLUFF DR
FORT WHITE FL 32038-5022

18-7S-16 0700/0700 1.64 acres
LOT 11 UNIT 5 CEDAR SPRING
SHORES. □ ORB 460-119, 459-585,
672-348, 672-349, 974-2007, QC
1185-882, QCD 1309-1979

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	7.8150	78,650		78,650	614.65
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	78,650		78,650	58.83
LOCAL	3.2990	78,650		78,650	259.47
CAPITAL OUTLAY	1.5000	78,650		78,650	117.98
SUWANNEE RIVER WATER MGT DIST	0.3368	78,650		78,650	26.49
LAKE SHORE HOSPITAL AUTHORITY	0.0001	78,650		78,650	0.01
TOTAL MILLAGE		13.6989	TOTAL TAXES		\$1,077.43

eBill

Scan to view your bill or sign up to receive future bills by email.



columbiataxcollector.com
Click "Register for eBilling"

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	Per Parcel	3.01
TOTAL ASSESSMENTS		\$3.01

COMBINED TAXES AND ASSESSMENTS

\$1,080.44

IF POSTMARKED BY:
PLEASE PAY ONLY
ONE AMOUNT

Nov 30 2022
\$1,037.22

Dec 31 2022
\$1,048.03

Jan 31 2023
\$1,058.83

Feb 28 2023
\$1,069.64

Mar 31 2023
\$1,080.44

Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
135 NE Hernando Ave, Suite 125
Lake City, Florida 32055-4006

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2022 REAL ESTATE

Pay online at www.columbiataxcollector.com

AMOUNT DUE

I am paying the following amount (check only one box) based on the date paid online, in the office or postmarked:

- | | |
|-----------------------------------------------------|------------|
| <input type="checkbox"/> Nov 30, 2022 (4% discount) | \$1,037.22 |
| <input type="checkbox"/> Dec 31, 2022 (3% discount) | \$1,048.03 |
| <input type="checkbox"/> Jan 31, 2023 (2% discount) | \$1,058.83 |
| <input type="checkbox"/> Feb 28, 2023 (1% discount) | \$1,069.64 |
| <input type="checkbox"/> Mar 31, 2023 (no discount) | \$1,080.44 |

Please Pay in U.S. Funds to Kyle Keen, Tax Collector
135 NE Hernando Ave., Suite 125, Lake City, FL 32055

17135.0000

18-7S-16 0700/0700 1.64 acres
LOT 11 UNIT 5 CEDAR SPRING
SHORES. □ ORB 460-119, 459-585,
672-348, 672-349, 974-2007, QC
1185-882, QCD 1309-1979

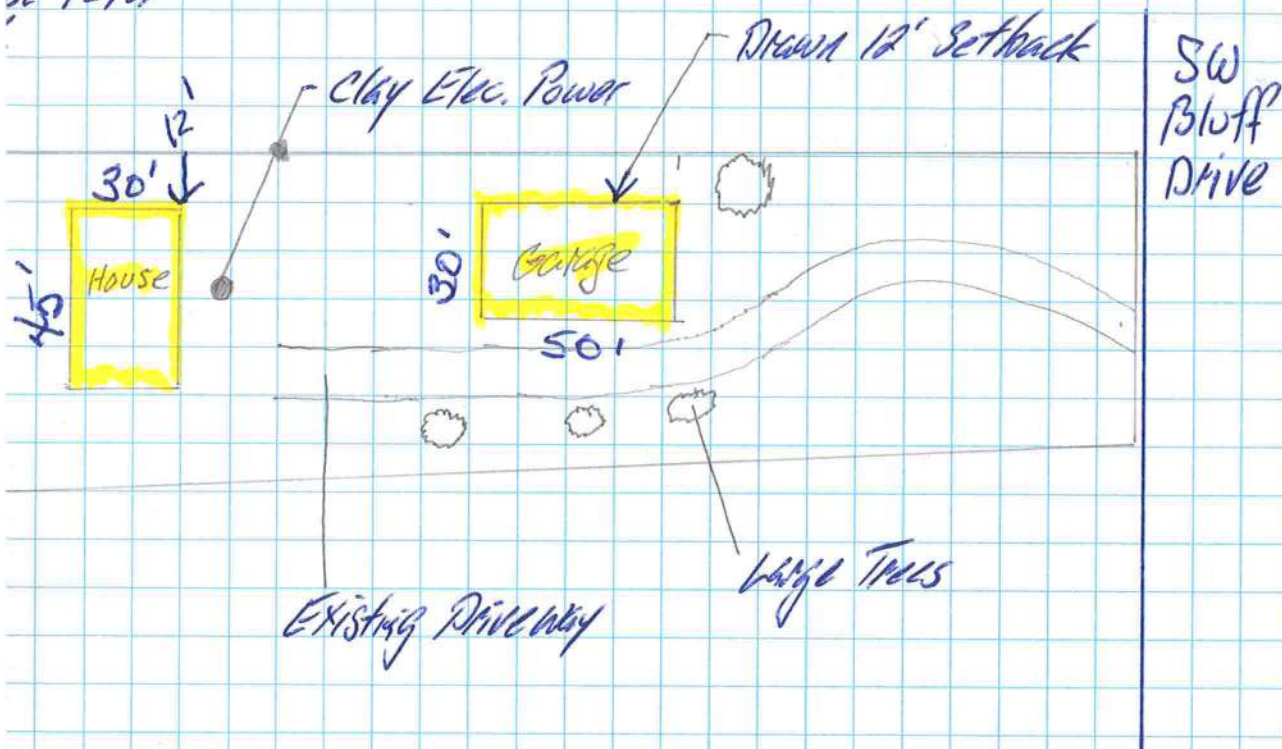
DEPREE WARREN
1130 SW BLUFF DR
FORT WHITE FL 32038

RETURN WITH PAYMENT

0000000000 0000108044 0000000171350000 0001 9

Requesting 12' Setback down from 25'
This does not encroach on
10' Utility easement

of property
see refer



Acknowledgment by Individual

State of Florida

County of AlachuaThe foregoing instrument was acknowledged before me this 30th day
of March, 2023, by means of ☒ physical presence or ☐ online notarizationWarren Depsee (name of person acknowledging).☐ Personally known to me☒ Produced Identification

Type of Identification Produced

Florida Driver's License

Notary signature

[Signature]

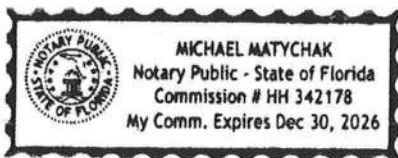
Notary name (typed or printed)

Michael Matychak

Title (e.g., Notary Public)

Notary Public

Place Seal Here

For Bank Purposes Only Description
of Attached Document

Type or Title of Document

Variance Application

Document Date

3/30/2023

Number of Pages

5

Signer(s) Other Than Named Above

N/A

Account Number (if applicable)

N/A

RESOLUTION NO. BA V 0339

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A VARIANCE FROM SECTION 4.4.7.1 OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO ALLOW FOR A DEVIATION IN THE REQUIRED SIDE YARD SETBACK FROM 25-FEET TO 12-FEET TO ALLOW FOR A PLACEMENT OF A HOME AND GARAGE ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant or to deny variances as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a variance, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment, held the required public hearing, with public notice having been provided, on said petition for a variance, as described below, and reviewed and considered all comments received during said public hearing, including the Concurrency Management Assessment concerning said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has found that they are empowered under Section 3.2 of the Land Development Regulations to grant or to deny said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has determined and found that the granting of said petition for a variance, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board of Adjustment has determined and found that:

- 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. Such special conditions and circumstances do not result from the actions of the applicant;
- c. Granting the variance requested will not confer on the applicant a special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district;
- d. Literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Regulations 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; and
- f. Granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. V 0339, a petition by Warren DePree owner, requesting a variance be granted from Section 4.4.7.1 of the Land Development Regulations to allow for a deviation in the required side yard setback of 25' to 12' to allow for placement of home and garage on property without blocking existing driveway. The variance has been filed in accordance with a site plan dated March 31, 2023, and submitted as part of a petition filed March 31, 2023, to be located on property described, as follows:

Lot 11, Cedar Spring Shores, Unit 5, a subdivision according to a plat thereof recorded in Plat Book 4, Page 5, Public Records of Columbia County, Florida.

Containing 1.64 ± acres

Tax Parcel Number 18-7S-16-04236-047

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 12.1 of the Land Development Regulations, the effective date of this resolution, BA V 0339, shall be 31 days after adoption, unless an appeal is filed pursuant to Section 12.1.1(1) of the Land Development Regulations. No development orders, development permits or land uses dependent on this resolution may be issued or commence before it has become effective.

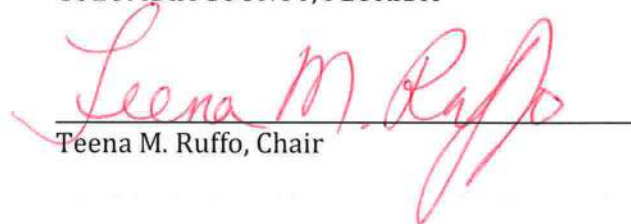
PASSED AND DULY ADOPTED, in special session with a quorum present and voting,
by the Board of Adjustment this 27th day of April, 2023.

Attest:



Connie Brecheen, Secretary to the
Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Teena M. Ruffo, Chair