

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



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 24, 2025

via electronic mail

Eric Johnson
266 NW Lamar PL
Lake City, FL 32055

Re: V241202

Mr. Johnson,

Please use this letter as notification that your application, V241202, as submitted on December 20, 2024 for a variance of the setback of 25 ft for storage shed be reduced to 15 ft was approved on January 23, 2025 by the Columbia County Board of Adjustment.

Louie Goodin
County Planner
Columbia County, Florida

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

68714
FOR PLANNING USE ONLY

Application # V241202

Application Fee \$950.00

Receipt No. 749309

Filing Date 12-20-2024

Completeness Date 1/23/25



Variance Application

A. PROJECT INFORMATION

1. Project Name: Johnson Storage Shed
2. Address of Subject Property: 266 NW Lamar Pl Lake City FL 32055
3. Parcel ID Number(s): 21-35-16-02240-027
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 1.08 Acre
7. Existing Use of Property: _____
8. Proposed use of Property: _____
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Need a side set from 25' to 15'

SIDE
25'
REAR
10'

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Eric Johnson Title: _____
Company name (if applicable): _____
Mailing Address: 266 NW Lamar Pl
City: Lake City State: FL Zip: 32055
Telephone: (760) 403 2659 Fax: () Email: ER7JH@aol.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 PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Eric Johnson
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

12-19-24
Date

Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 11:44:47 GMT-0500 (Eastern Standard Time)



Parcel No: 21-3S-16-02240-027
Owner: JOHNSON ERIC G, JOHNSON JANEL M
Subdivision: PINE RIDGE
Lot: 27
Acres: 0.6738834
Deed Acres:
District: District 3 Robbie Hollingsworth
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

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: _____
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.

COLUMBIA COUNTY Property Appraiser

Parcel 21-3S-16-02240-027

<https://search.ccpafl.com/parcel/02240027163S21>

266 NW LAMAR PL

Owners

JOHNSON ERIC G
JOHNSON JANEL M
266 NW LAMAR PL
LAKE CITY, FL 32055

Legal Description

LOT 27 PINE RIDGE S/D.

706-114, 765-1444, WD 1071-1849, WD 1072-1648,
QC 1293-592,593, WD 1449-2561, DC 1461-2737,
WD 1502-465,

Use: 0200: MOBILE HOME

Subdivision: PINE RDG





Kyle Keen, CFC
Columbia County Tax Collector
135 NE Hernando Ave, Suite 125
Lake City, FL 32055

Receipt
2024.19775

Receipt Number	Payment Date	Effective Date	Till	Batch	Paid By
2024 19775	12/6/2024	12/6/2024	027	1343	ERIC G JOHNSON

Item	Description	Units	Unit Charge	Amount Paid
Property Tax	Tax Year:2024 Account: R02240-027 Tax Bill: 6533.0000			\$1,945.15

Payment Made By
ERIC G JOHNSON

Item	Number	Amount Tendered
Credit Card		\$1,945.15
Convenience Fee		\$48.63
Total Tendered		\$1,993.78

Tax Bill Detail

Payment Options

Property Tax Account: R02240-027

JOHNSON ERIC G

Year: 2024 Bill Number: 6533 Owner: JOHNSON ERIC

Tax District: 2 Property Type: G

Real Estate

Discount Period: 3%

MAILING ADDRESS:

JOHNSON ERIC G
JOHNSON JANEL M
266 NW LAMAR PL
LAKE CITY FL 32055

PROPERTY ADDRESS:

266 LAMAR
LAKE CITY 32055

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

Bill 6533 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$852.60	\$852.60	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$81.60	\$81.60	\$0.00
LOCAL	3.1430	\$342.90	\$342.90	\$0.00
CAPITAL OUTLAY	1.5000	\$163.64	\$163.64	\$0.00
Subtotal	5.3910	\$588.14	\$588.14	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$32.04	\$32.04	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4997	\$1,472.79	\$1,472.79	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$282.22	\$282.22	\$0.00
SOLID WASTE - ANNUAL	\$190.14	\$190.14	\$0.00
TOTAL	\$472.36	\$472.36	\$0.00

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



Building and Zoning Department

Variances Application

Invoice

68714

Applicant Information

266 NW Lamar PL

Invoice Date

12/20/2024

Permit

V241202

Amount Due

\$950.00

Job Location

Parcel: 21-3S-16-02240-027

Owner: JOHNSON ERIC G, JOHNSON JANEL M,

Address: 266 NW Lamar PL

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/20/2024	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

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.

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



Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
266 NW Lamar PL	Credit Card 13727336	01/03/2025	769309	\$950.00

AppID: 68714 Development #: V241202
Variances
Parcel: 21-3S-16-02240-027
Address: 266 NW Lamar PL

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

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

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

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/20/2024	Fee: Variance	\$950.00
01/03/2025	Payment: Credit Card 13727336	(950.00)
		\$0.00