

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**

July 1, 2025

via electronic mail

Robert & Whitney Ferguson  
212 SW Scout PL.  
Lake City, FL 32024

Re: V250601

Please use this letter as notification that your application, V250601, as submitted on June 3, 2025 for a setback variance on parcel # 10-4S-16-02853-416 was approved on June 26, 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

71396

FOR PLANNING USE ONLY  
 Application # V 250601  
 Application Fee \$950.00  
 Receipt No. 770827  
 Filing Date 6-3-2025  
 Completeness Date 6-26-2025

## Variance Application



### A. PROJECT INFORMATION

- Project Name: Out Building / Barn Addition
- Address of Subject Property: 212 SW Scott PL, Lake City, FL
- Parcel ID Number(s): 10-4S-16-02853-416
- Future Land Use Map Designation: 0100: Single Family
- Zoning Designation: Single Family Residential
- Acreage: 0.75
- Existing Use of Property: Single Family Residential
- Proposed use of Property: Single Family Residential
- Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Article 4.7.7. Intend to build an out building / barn in the Southeast corner of the property. Intend to place SE corner of new building approx. 20+ ft north of southern edge (clear of existing drainage easement and setback) and approx. 5 ft west of eastern edge of property line (requesting variance for this eastern edge lot line). See attached site plan for clarity. I have already spoke to Clay Electric and received a "No Objection" letter (see attached) for their easement and spoke to our neighbor to the east of my property regarding this variance.

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Robert and Whitney Ferguson Title: \_\_\_\_\_  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 212 SW Scott PL  
 City: Lake City State: FL Zip: 32024  
 Telephone: (352) 219-3180 Fax: ( ) Email: rashferguson@hotmail.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.**

- 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.

**Robert Ferguson**

Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

**06/03/2025**

Date



CLAY ELECTRIC COOPERATIVE, INC.

April 16, 2025

Robert Ferguson  
212 SW Scott Place  
Lake City, FL 24064

RE: Lot 16 Russwood Estates Unit 4, Columbia County, Florida  
Clay Electric Easement recorded in Official Record Book 1108 Page 1684,  
Tax Parcel 10-04s-16e-02853-416

Mr. Ferguson,

It is my understanding that you as the property owner would like to put a shed in the SE corner of Lot 16, Russwood Estates Unit 4. Clay Electric Cooperative, Inc. (CECI) has no objections to the use of a portion of the easement for such purposes providing it does not interfere with the operation or maintenance of our existing facilities. Said easement portion is lying immediately adjacent to the east boundary line, more particularly described as the east ten (10) feet of the south seventy (70) feet of the above-mentioned parcel.

If I can be of service in the future, please do not hesitate to contact me.

Sincerely,

*Jodi Carroll*

*Clay Electric Cooperative, Inc.  
Real Estate Division Chief, SR/WA, R/W-NAC  
Licensed Real Estate Broker  
Office: (352) 473-8000 ext. 8773*

Ferguson.jc

MERIDIAN PER  
RECORD PLAT

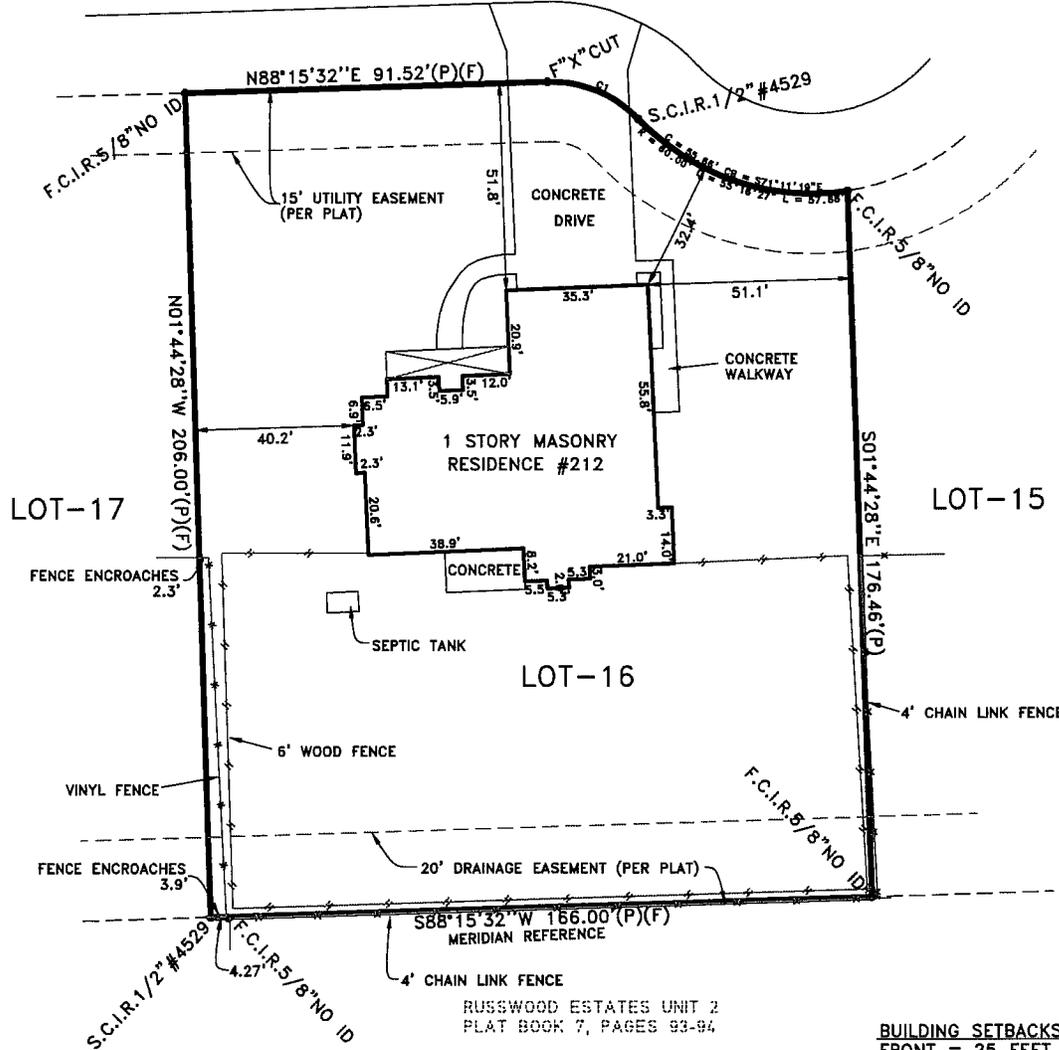
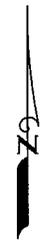
# MAP OF SURVEY

GRAPHIC SCALE



( IN FEET )  
1 INCH = 30'

**SW SCOTT PLACE**  
ASPHALT PAVEMENT (PUBLIC ROAD)



NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00'	48°11'23"	25.23'	24.49'	S67°38'46"E(P)(F)

- LEGEND**
- F. = Found
  - S. = Set
  - I.P. = Iron Pipe
  - I.R. = Iron Rod
  - C.M. = Concrete Monument
  - C. = Capped
  - N. & D. = Nail & Disk
  - P.K.N. = P.K. Nail
  - R.R.S. = Railroad Spike
  - (P) = Plat
  - (F) = Field
  - (D) = Dead
  - (C) = Calculated
  - ⊕ = Power Pole
  - OHW = Overhead Wire
  - W/C = Witness Corner

- NOTES:**
- Darrell Copeland as the certifying Land Surveyor accepts no responsibility for right-of-way, easements, restrictions or other matters affecting title to lands surveyed, other than those recited in current deed and/or other instruments of record furnished by client.
  - Underground encroachments if any not located.
  - This survey was prepared expressly for the persons and/or entities named and only for the original purpose. No other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.

**BUILDING SETBACKS (PER PLAT)**  
FRONT = 25 FEET  
SIDE = 10 FEET  
REAR = 15 FEET  
NOTE:

THE SUBJECT RESIDENCE IS SUPPLIED WATER THROUGH THE PUBLIC WATER SYSTEM.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C, PANEL NO. 0290D, DATED 11-2-18, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X", WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

**DESCRIPTION: AS FURNISHED**  
Lot 16,  
RUSSWOOD ESTATES, UNIT 4

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as Recorded in Plat Book 9,  
Pages 2 & 3, of the Public Records  
of Columbia County, Florida  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

**BOUNDARY & LOCATION**  
SURVEY 2-8-23

---

I CERTIFY THAT THIS PLAT MEETS  
OR EXCEEDS THE MINIMUM STANDARD  
REQUIREMENTS OF CHAPTER 5J-17  
FLORIDA ADMINISTRATIVE CODE.  
PURSUANT TO CHAPTER 472  
**DARRELL COPELAND**  
*Darrell Copeland*  
FLA. REG. SURVEYOR #4529 DATE 2-14-23

BOOK SUW9 PAGE 37 JOB NO. 23-032  
CERTIFIED TO:  
**ROBERT A. & WHITNEY W. FERGUSON**  
ABSTRACT TRUST TITLE, LLC  
FIDELITY NATIONAL TITLE INSURANCE CO.

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**DARRELL COPELAND SURVEYING, INC.**  
7910 180TH STREET  
McALPIN, FLORIDA 32062  
(386) 209-4343 desurveyi@aol.com

DATE	C. OF P.	DWG.	CHECKED	FILE
2-14-23	DWC	DC	SC	B-



# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jun 13 2025 10:26:21 GMT-0400 (Eastern Daylight Time)



Parcel No: 10-4S-16-02853-416  
Owner: FERGUSON ROBERT A, FERGUSON WHITNEY W  
Subdivision: RUSSWOOD ESTATES UNIT 4  
Lot: 16  
Acres: 0.7487576  
Deed Acres:  
District: District 3 Robbie Hollingsworth  
Future Land Uses: Residential - Low  
Flood Zones:  
Official Zoning Atlas: RSF-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FLA makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

**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: No  
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.

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

10756.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02853-416	651	3

**THIS BILL IS FULLY PAID**  
212 SW SCOTT PL LAKE CITY 32024  
LOT 16 RUSSWOOD ESTATES UNIT 4.

FERGUSON ROBERT A  
FERGUSON WHITNEY W  
744 LEONARD FARM RD  
BLUE RIDGE VA 24064

135 NE Hemando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	449,323	7.8150	0	449,323	3,511.46
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	449,323	0.7480	0	449,323	336.09
LOCAL	449,323	3.1430	0	449,323	1,412.22
CAPITAL OUTLAY	449,323	1.5000	0	449,323	673.99
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	449,323	0.2936	0	449,323	131.92
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	449,323	0.0001	0	449,323	0.04

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	6,065.72
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @293.9800	293.98
GGAR SOLID WASTE - ANNUAL	1.00 Unit @198.0600	198.06

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

NON AD VALOREM ASSESSMENTS	492.04
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COMBINED TAXES AND ASSESSMENTS	6,557.76	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	6,557.76	-262.31	0.00	6,295.45	0.00

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

10756.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02853-416	651	3

**THIS BILL IS FULLY PAID**  
212 SW SCOTT PL LAKE CITY 32024  
LOT 16 RUSSWOOD ESTATES UNIT 4.

FERGUSON ROBERT A  
FERGUSON WHITNEY W  
744 LEONARD FARM RD  
BLUE RIDGE VA 24064

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	6,557.76	-262.31	0.00	6,295.45	0.00

Receipt(s) 2024-17299 on 11/24/24 for \$6,295.45 by CoreLogic

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**DECLARATION OF RESTRICTIONS AND  
PROTECTIVE COVENANTS - FOR -  
RUSSWOOD ESTATES, UNIT 4**

This Declaration dated this 4th day of January, 2007, made by LOID RUSSELL BAILEY, SR. and his wife, DOROTHY H. BAILEY, (herein "Land Owner").

**WITNESSETH:**

WHEREAS, Land Owner is the fee simple owner of lands in Columbia County, Florida, which Land Owner is developing as a residential subdivision known as RUSSWOOD ESTATES, UNIT 4, a subdivision according to plat thereof recorded in Plat Book 9, Pages 2 & 3, public records of Columbia County, Florida (herein Unit 4); and Land Owner desire to place restrictions and protective covenants as hereafter described upon Unit 4.

NOW, THEREFORE, Land Owner declares that each and every lot in Unit 4 shall be owned, used, transferred, conveyed, and occupied subject to the covenants and restrictions herein set forth (herein "Protective Covenants") as follows:

1. **RESIDENTIAL USE:** The lots shall be used exclusively for single-family private residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes.

2. **SIZE OF DWELLING:** No dwelling shall be permitted on any lot which has less than twenty-five hundred, (2,500) square feet of heated area, exclusive of basement, screened-in porch, garage or carport.

3. **SETBACKS:** All buildings or portions thereof shall be in accordance with Columbia County Regulations.

4. **NUMBER OF DWELLINGS:** No more than one (1) residential dwelling shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage building shall be of the same kind of materials and construction as the main dwelling.

5. **CONSTRUCTION:** All construction on each lot shall be new construction. No used buildings or structures shall be moved onto any lot; nor shall there be any storage of building supplies on any lot unless used in immediate construction. Garages,

DS  
RBF

out-buildings, or attachments shall be of the same kind of materials and construction as the main dwelling unit and shall conform architecturally.

6. **SPECIFICATIONS:** Land Owner shall approve, prior to construction, the plans, specifications and plot plan of all buildings placed on any one lot and no building of any description and no addition to any existing building shall be erected upon or allowed to occupy any of said parcels until the plans and specifications of such buildings or additions, its General Contractor thereof, and its location thereof shall have been approved by the Land Owner. Dwelling shall have a minimum of a one-car garage which must be attached to the house. Dwelling shall also have a minimum 6' 12' roof pitch.

7. **FENCING:** A privacy fence (No natural wood stockade-type), wall, hedge, or like structure cannot be over six feet in height and is permitted only along the rear lot line and on side lines from rear property line up to the back of main dwelling. All fencing must be regularly maintained. No barbed wire or farm fence material shall be used.

8. **LIGHTING:** Subdivision street and security lighting will be installed by Clay Electric Cooperative. The location and installation will be agreed upon by Clay Electric and the Land Owner. Each homeowner will be billed along with his regular electric bill at a rate set by Clay Electric Cooperative. Each homeowner must pay his allocated share of utility charges for said lighting.

9. **AERIALS:** No aerials or television antennas may be attached to the front or roof of any dwelling house, but shall be located in the rear.

10. **CLOTHES LINES - A.C. UNITS:** Clothes lines or drying yards and air conditioning and heating unit facilities shall be located so as not to be clearly visible from the front of the property, by fencing, shrubbery or otherwise.

11. **WATER TANKS:** All water supply tanks shall be installed inside the dwelling.

12. **TRAVEL TRAILERS:** No travel trailer, camper or tent shall be used as a permanent dwelling on any lot.

13. **ANIMALS:** No livestock, poultry, swine, rodents, or reptiles of any kind shall be raised, bred, or kept on any lot. No more than two (2) household pets are permitted, provided they are not used for commercial breeding purposes and are kept under the control of the occupant at all times.

14. **NUISANCE:** No lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. no immoral, improper or unlawful use shall be made of the property, and each owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

15. **PROPERTY MAINTENANCE:** Except during the period of construction or improvements upon a lot, each owner shall be responsible for the care and maintenance thereof and shall keep the same clean and neat. Landscaping shall be cared for and maintained. Grass and shrubbery shall be regularly mowed and trimmed including the area between the property line and the edge of roadway pavement. All lots and improvements thereon shall, at all times, be maintained in a clean and neat condition and no weeds or unsightly growth shall be permitted on any part of the premises and no refuse pile or unsightly objects shall be placed thereon. All vacant lots shall be kept free of any accumulation of brush, weeds, trash and other material which would constitute a fire hazard or render the lot unsightly. If the lot owner fails to remove any trash junk or otherwise maintain his property after thirty (30) days written notice from Land Owner or any successor), Land Owner or successor shall have the right to remove any such trash or clean up the lot at the expense of the lot owner.

16. **VEHICLES:** All motor vehicles located on each lot shall carry a current year's license tag registration. There shall be no abandoned vehicles or equipment located on any lot.

17. **DRIVEWAY:** Driveway leading up to the dwelling home shall be constructed of asphalt, concrete, or brick and shall be a minimum twelve feet wide and shall extend from garage access to street.

18. **UTILITIES:** Except for major power supply (bulk) lines and poles installed by power company, all other public or private transmission and service wiring for electric, gas, telephone, cable or communication services and service lines pertaining thereto must be installed and buried underground, in accordance with applicable codes that may be imposed or imposable by any public or private electrical, gas, telephone, cable, or communication service.

19. **TERM:** These Protective Covenants run with the title to all lots in the Subdivision, and are binding until twenty (20) years from date or recording hereof, at which time they shall be automatically extended for successive periods of ten (10) years unless, by a majority of the then owners of the lots, agree to change, modify or rescind them. Any change, modification or amendment shall be in writing.

20. **VIOLATION:** The violation of these Protective Covenants shall grant Land Owner or any owner, in addition to all other remedies, the right to bring legal action to enjoin such violation or complete compliance with the terms hereof. All costs of such litigation including a reasonable attorney's fees to the prevailing party's attorney, shall be paid by the owner found to be in violation.

21. **AMENDMENT, RELEASE, AND WAIVER:** this declaration may be amended at any time to change, alter or rescind any of the Protective Covenants by written amendment executed by the then owners of not less than a majority of the lots; provided, that no amendment shall be effective without Land Owners written consent; if

Land Owner is then an owner of a lot. So long as Land Owner is the owner of any lot, Land owner reserves the exclusive right, without the consent of any other owner, to release, in writing, any of the Protective Covenants, or grant a waiver, in writing, of a violation thereof.

22. **INVALIDATION:** Invalidation of any one of the restrictions in this declaration, by judgment or court order, shall not affect any of the other restrictions, which shall remain in full force and effect.

23. **EFFECTIVE DATE:** This declaration shall become effective upon its recordation in the public records of Columbia County.

IN WITNESS WHEREOF This instrument has been executed by Land Owner on the day and year first above written.

N.B. This document is recorded to correct an error in Declaration recorded in O.R. Book 1106, Page 2615.

Signed and sealed and delivered in the presence of:

Witness: *DeEtte F. Brown*  
(Print Name) DeEtte F. Brown

*Loid Russell Bailey Sr.*  
Loid Russell Bailey, Sr.

Witness: *Crystal L. Brunner*  
(Print Name) Crystal L. Brunner

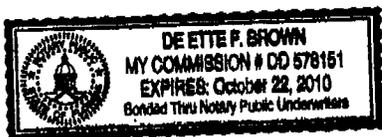
*Dorothy H. Bailey*  
Dorothy H. Bailey

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of -  
February, 2007, by LOID RUSSELL BAILEY,SR. and his wife, DOROTHY H.  
BAILEY, who are personally known to me and who did not take an oath.

My Commission Expires:

*DeEtte F. Brown*  
Notary Public



**Prepared by and return to:**  
Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12090

Inst: 202312003260 Date: 02/27/2023 Time: 7:59AM  
Page 1 of 2 B: 1485 P: 825, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *ML*  
Deputy Clerk Doc Stamp-Deed: 3325.00

## Warranty Deed <sup>vs</sup> *25*

This Warranty Deed is executed this 23 day of ~~March~~ *February*, 2023 by Daniel P. Shelley and Rachel D. Shelley, husband and wife, whose address is 212 SW Scott Place, Lake City, FL 32024, hereinafter called the grantor, to Robert A. Ferguson and Whitney W. Ferguson, husband and wife, whose address is 744 Leonard Farm Rd, Blue Ridge, VA 24064, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

**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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 16, Russwood Estates, Unit 4, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2 and 3, of the Public Records of Columbia County, Florida.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

**To Have And To Hold**, the same in fee simple forever.

**And** 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**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:*



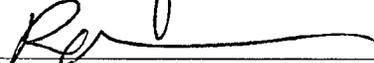
Witness

Madison Williams

Printed Name



Daniel P. Shelley



Rachel D. Shelley



Witness

Mary McKee

Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or ( )  
online notarization this 23 day of ~~March~~ February, 2023, by Daniel P Shelley and Rachel D Shelley.



Signature of Notary Public  
Print, Type/Stamp Name of Notary



MADISON M. WILLIAMS  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: DL

# COLUMBIA COUNTY Property Appraiser

Parcel 10-4S-16-02853-416 <https://search.ccpafl.com/parcel/02853416164S10>

212 SW SCOTT PL

## Owners

FERGUSON ROBERT A  
FERGUSON WHITNEY W  
212 SW SCOTT PL  
LAKE CITY, FL 32024

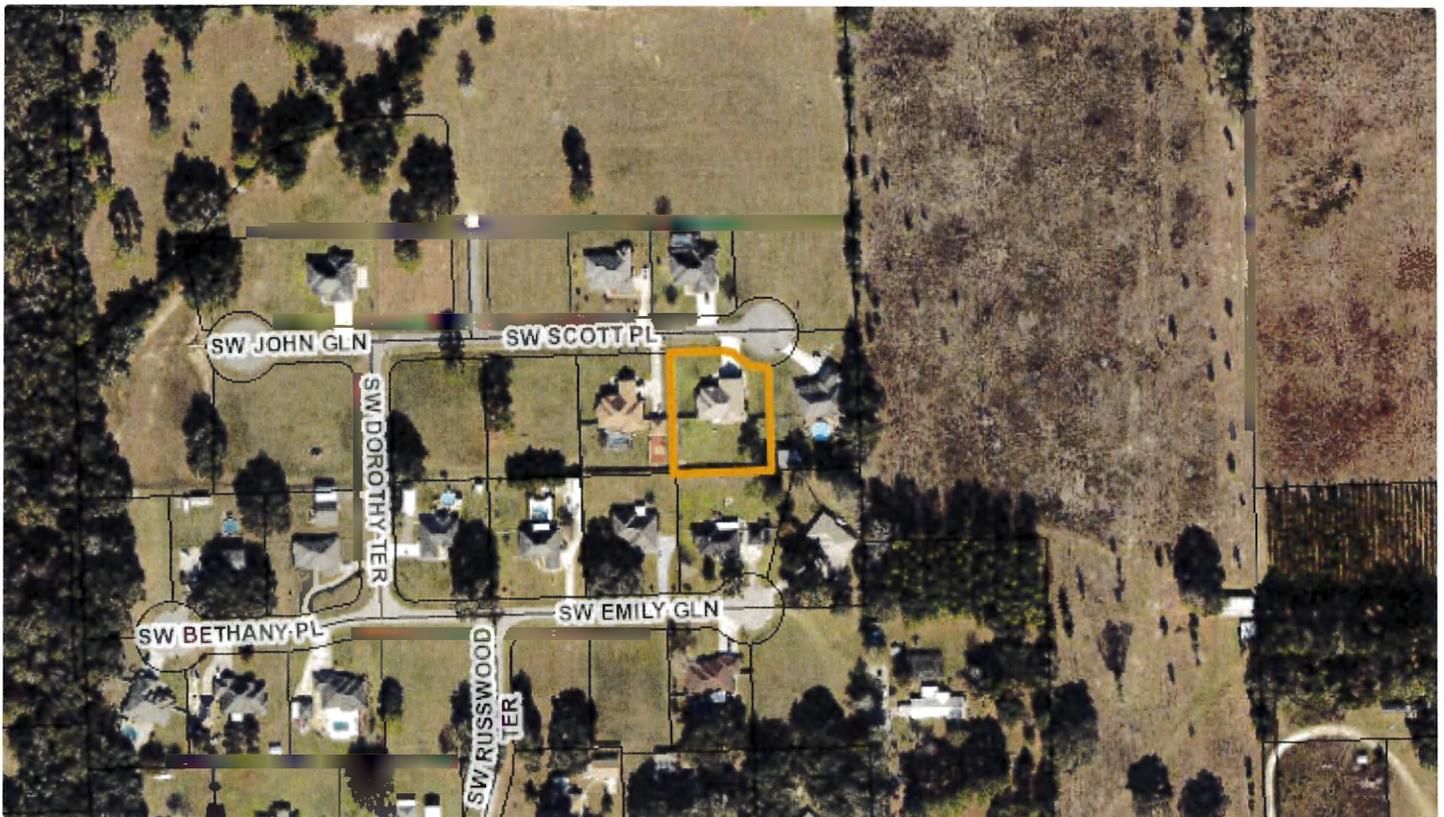
## Legal Description

LOT 16 RUSSWOOD ESTATES UNIT 4.

WD 1111-2014, WD 1234-2559, WD 1485-825,

**Use:** 0100: SINGLE FAMILY

**Subdivision:** RUSSWOOD



# Tax Bill Detail

## Payment Options

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: R02853-416**  
**FERGUSON ROBERT A**

---

**Year:** 2024    **Bill Number:**    **Owner:** FERGUSON  
**Tax District:** 3 10756    **ROBERT A**  
**Property Type:**  
Real Estate

---

**MAILING ADDRESS:**    **PROPERTY ADDRESS:**  
FERGUSON ROBERT A    212 SCOTT  
FERGUSON WHITNEY    LAKE CITY 32024  
W  
744 LEONARD FARM  
RD  
BLUE RIDGE VA 24064

This Bill:   
All Bills:   
Cart Amount:

Bill 10756 -- No Amount Due

Pay All Bills

- 
- Register for E-Billing
- 

**Taxes   Assessments   Legal Description   Payment History**

### Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
<b>BOARD OF COUNTY COMMISSIONERS</b>	<b>7.8150</b>	<b>\$3,371.00</b>	<b>\$3,371.00</b>	<b>\$0.00</b>
<b>COLUMBIA COUNTY SCHOOL BOARD</b>				
DISCRETIONARY	0.7480	\$322.65	\$322.65	\$0.00
LOCAL	3.1430	\$1,355.73	\$1,355.73	\$0.00
CAPITAL OUTLAY	1.5000	\$647.03	\$647.03	\$0.00
<b>Subtotal</b>	<b>5.3910</b>	<b>\$2,325.41</b>	<b>\$2,325.41</b>	<b>\$0.00</b>
<b>SUWANNEE RIVER WATER MGT DIST</b>	<b>0.2936</b>	<b>\$126.64</b>	<b>\$126.64</b>	<b>\$0.00</b>
<b>LAKE SHORE HOSPITAL AUTHORITY</b>	<b>0.0001</b>	<b>\$0.04</b>	<b>\$0.04</b>	<b>\$0.00</b>
<b>TOTAL</b>	<b>13.4997</b>	<b>\$5,823.09</b>	<b>\$5,823.09</b>	<b>\$0.00</b>

### Non-Ad Valorem

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



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# Building and Zoning Department

## Variances Application

# Invoice

71396

### Applicant Information

212 SW Scott Pl

### Invoice Date

06/03/2025

### Permit #

V250601

### Amount Due

**\$950.00**

### Job Location

Parcel: 10-4S-16-02853-416  
Owner: FERGUSON ROBERT A, FERGUSON WHITNEY W,  
Address: 212 SW Scott Pl

### Contractor Information

### Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/03/2025	Fee: Variance	\$950.00
<b>Amount Due:</b>		<b>\$950.00</b>

### 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](http://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
212 SW Scott PI	Check 114	06/03/2025	770827	<b>\$950.00</b>
AppID: 71396 Permit #: V250601 Variances Parcel: 10-4S-16-02853-416 Owner: FERGUSON ROBERT A, FERGUSON WHITNEY W, Address: 212 SW Scott PI				

Contractor Information

### Payment History

Date	Description	Amount
06/03/2025	Fee: Variance	\$950.00
06/03/2025	Payment: Check 114	(\$950.00)
		<hr/>
		\$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](http://www.columbiacountyfla.com/InspectionRequest.asp)

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

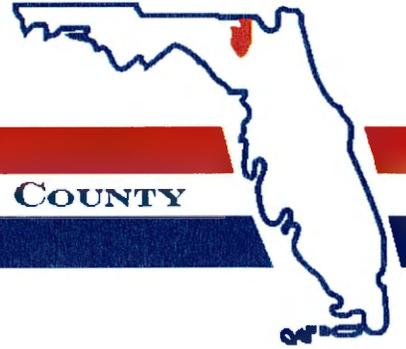
To Call for an Access (Driveway) Inspection: 386-758-1019

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.

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**

June 11, 2025

VIA ELECTRONIC MAIL

TO: Classifieds, Lake City Reporter  
FROM: Louie Goodin Community Development Coordinator  
SUBJECT: Petition No V250601  
Notice of Public Hearings  
Before the Planning & Zoning  
Concerning a Variance request

Please find attached the above referenced public notice to be published in the legal section of the Lake City Reporter on Saturday, JUNE 14 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**

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

**NOTICE OF PUBLIC HEARING  
CONCERNING A FINAL SUBDIVISION PLAT 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 zoning amendment, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on June 26 2025, at 5:30p.m., or as soon thereafter as the matters can be heard, in the Tourist Development Office, 971 W DUVAL ST, Lake City, Florida.

V250601, a petition by Robert & Whitney Ferguson requesting a variance of side setback of 10' to 5' in lands as described below: Parcel # 10-4S-16-02853-416 LOT 16 RUSSWOOD ESTATES UNIT 4. WD 1111-2014, WD 1234-2559, WD 1485-825,

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. 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.

# NOTICE OF PUBLIC HEARING

## CONCERNING A ZONING 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 zoning amendment, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on June 26 2025, at 5:30p.m., or as soon thereafter as the matters can be heard, in the Tourist Development Office, 971 W DUVAL ST, Lake City, Florida.

**V250601, a petition by Robert & Whitney Ferguson requesting a variance of side setback of 10' to 5' in lands as described below: Parcel # 10-4S-16-02853-416 LOT 16 RUSSWOOD ESTATES UNIT 4. WD 1111-2014, WD 1234-2559, WD 1485-825,**

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

Copies of the variance 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 seven (7) days 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.

**For more information, contact Louie Goodin at (386)754-7119**