

District No. 1 - Ronald Williams
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 29, 2024

via electronic mail

Carol Chadwick
1208 SW Fairfax Glen
Lake City, FL 32025

Re: V240403

Ms. Chadwick,

Please use this letter as notification that your application V240403 as submitted on April 19, 2024 for a variance of parking regulations to the site plan for off-street parking was approved on July 25, 2024 on the condition that a geocell mesh type product is used on all traffic lanes prior to being open to the public.

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

64968

FOR PLANNING USE ONLY

Application # V 240403

Application Fee \$950.00

Receipt No. 767171

Filing Date 4-19-2024

Completeness Date 7-25-2024

Variance Application



A. PROJECT INFORMATION

1. Project Name: COOPER'S HIDEOUT
2. Address of Subject Property: TBD SE BAYA DRIVE, LAKE CITY, FL
3. Parcel ID Number(s): 34-3S-17-06970-000
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: Cl
6. Acreage: 2.02
7. Existing Use of Property: VACANT
8. Proposed use of Property: RECREATION FACILITY
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): 4.2.17.2.2: TO MAINTAIN THE EXISTING RUSTIC CHARACTER OF THE SITE, THE DRIVE AISLES AND PARKING WILL REMAIN GRASS. THIS WILL ALSO CREATE A MORE ENVIRONMENTALLY FRIENDLY SITE.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@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): DANIEL CRAPPS
Mailing Address: PO BOX 16
City: LAKE CITY State: FL Zip: 32056
Telephone: () 386.397.3002 Fax: () Email: vlhiskc24@danielcrapps.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.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jun 14 2024 10:23:15 GMT-0400 (Eastern Daylight Time)



All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL 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.

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RUTGUARD LOAD SUPPORT AND EROSION CONTROL GEOCELL SYSTEM - 6" HEIGHT

\$255.00

Shipping calculated at checkout.

Quantity

ADD TO CART

RutGuard Geocell covers 230sf per panel. The 6" height creates a permeable system that adds structure, stability and load support to areas that need to withstand heavy loads. Greatly reduce the amount of prep work and material needed by using RutGuard to control erosion. RutGuard can be filled with gravel, aggregate, sand, soil, grass, and more for applications such as:

- Unpaved Access Roads
- Storage Facilities
- Boat and RV Parking
- Grass Parking
- Parking Lots
- Industrial Yards

For bulk pricing, contact us at 346.221.2081 | FREE SHIPPING within 1-2 business days throughout the continental US.

PRODUCT DIMENSIONS:

RutGuard™ is an expandable plastic panel that when expanded, provides approximately 230sf of coverage with the following dimensions.

Cell Height: 6" (150mm)

Panel Width: 8' (2.5m)

Panel Length: 28' (8.5m)

Cell Opening: 12.5" x 11.3" (320mm x 287mm)

Panels are easily able to be cut down to desired dimensions by using a standard box cutter.

PRODUCT FEATURES:

- Coverage: 230sf per Panel
- Perforated Material with Cell Opening Size: 12.6" wide x 11.3" long
- Made with 100% Recyclable Material from Reprocessed Resins
- Tensile Strength: 1,885lbs per square foot
- UV Stabilized and Ultrasonically Welded for Maximum Strength
- Manufactured in an ISO-9001:2008 and CE Certified Facility in USA
- Able to be Cut Down to Size and Reattached as Needed

[View](#) RutGuard™'s installation page or download the installation guide [here](#).

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Pin it

YOU MAY ALSO LIKE



RutGuard Zip Ties (40 per Order)

\$20.00



RutGuard Heavy Load Support and Erosion Control Geocell System - 8" Height

\$335.00



18" Rebar Staking Pins (20 per Order) - Optional for RutGuard Geocell Installation

\$40.00



RutGuard Gravel Stabilizing Geocell - Permeable Driveway, Parking, Road Base - 4" Height

\$175.00

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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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

 Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2024.04.18
21:23:14 -04'00'

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 21, 2024

re: Cooper's Hideout Project Narrative

The Owners of this project are proposing to construct an outdoor event location. The site will contain one open structure for food trucks, seating and a bar serving beer and wine only for consumption on the site. There will be no package sales. There will be hookups available for additional food trucks.

The site will remain as natural as possible leaving as many trees as possible with seating scattered about the grounds. The driveways and parking will also remain grass.

The site will be open for lunch and dinner. The Owners anticipate some events such as car shows, art festivals and other similar events. The hours of operation will be established to not impact the neighbors. The site is a sufficient distance from any schools to allow for the sale of alcohol.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B
4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.05.21
12:43:37 -04'00'



Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Analysis of the Requirements of Section 12.3.1.2 of the Land Development Regulations

The Cooper's Hideout requested variance is consistent with Columbia County's requirements of Section 12.3.1.2 of the Land Development Regulations.

The owner requests the drive aisles and parking to remain grass except for the 2 ADA parking spaces. The site will be used for the construction of a recreation facility for food truck events consisting of a 60'x80' open pole structure with a 20'x60' lean-to on each, 2 ADA bathrooms and 48 grass parking spaces and 2 concrete ADA parking spaces. Majority of the site will remain rustic with seating under the pole structure and spaced through the treed area.

1. Special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Analysis: The variance is necessary to keep the site rustic and more environmentally friend without the installation of pavement.

2. The special conditions and circumstances do not result from the actions of the application.

Analysis: The variance is requested due to the nature of the business.

3. 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.

Analysis: The variance will not confer special privilege to the owner that other property owners with similar uses aren't allowed to apply for a variance.

4. Literal interpretations 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.

Analysis: Installing pavement for drive aisles and parking would be less environmentally friendly than the installation of pavement. The site will be more appealing to users as a more rustic site.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Analysis: Installing pavement for drive aisles and parking would be less environmentally friendly than the installation of pavement. The site will be more appealing to users as a more rustic site.

6. 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.

Analysis: The use of grass parking and drive aisles will increase the environmentally friendly atmosphere of the proposed use.

7. Limitations on a 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:

- 1) The new written petition constituting a proposed variance different from the one proposed in the denied written process
- 2) Failure to waive period constitutes a hardship to the applicant resulting from mistake, in adventure, or newly discovered matters of consideration.

Analysis: Noted.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01
410D0000018D4
63B4E7500032FE
E, cn=Carol
Chadwick
Date: 2024.04.18
21:23:01 -04'00'

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: ERIC & TONI LEVY
- 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.

Karen Aiken-Smoot

From: ccpewyo@gmail.com
Sent: Thursday, June 13, 2024 3:56 PM
To: Karen Aiken-Smoot
Cc: William Goodin
Subject: RE: Cooper's Hangout SDP240402
Attachments: COOPER'S HIDEOUT SITE PLAN 06-13-24 signed.pdf

External Sender - From: (<ccpewyo@gmail.com>)

This message came from outside your organization.

WARNING This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.

Karen & Louie:

I thought you were going to have a lot of comments.

Please see my responses in-line below. Please call to discuss, if necessary.

Thanks,

Carol Chadwick, P.E.
307.680.1772

From: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Sent: Thursday, June 13, 2024 2:31 PM
To: ccpewyo@gmail.com
Cc: William Goodin <wgoodin@columbiacountyfla.com>
Subject: Cooper's Hangout SDP240402

Carol, here are the items that we discussed this morning regarding the site plan and a few items that may need to be addressed.

How many food truck parking spaces and where? **// 2 FOOD TRUCKS UNDER THE LEAN-TOS**

Would this include any hook-ups such as power or water? **// THERE WILL BE ELECTRIC AND WATER HOOK-UPS FOR BOTH FOOD TRUCKS**

Would any of the trucks be there overnight or on a long-term basis? **// ONE WILL BE ON-SITE OVERNIGHT. THE HOURS OF OPERATION WILL DETERMINE WHEN THE SITE WILL CLOSE. I DISCUSSED WITH THE OWNERS LIMITING NIGHT TIME HOURS TO PREVENT IMPACTS TO THE ADJACENT PROPERTIES.**

Solid Waste site for dumpster, size? **// ADDED TO SITE PLAN**

Adequacy of restrooms? Contact Environmental Health for septic size/location based on the 150 occupancy number. **// OWNERS ARE WORKING WITH LUNDY REGARDING THE SEPTIC**

Noise consideration/buffer for residences located at rear of property. **// THERE IS A 35' EASEMENT WITH VEGETATION THAT WILL REMAIN UNDISTURBED. THE OWNER PROPOSED A 6' SOLID FENCE ON THE NORTH SIDE OF THE EASEMENT.**

FDOT for single drive entrance and Traffic flow. **// I AM WORKING WITH FDOT FOR THE DRIVEWAY PERMITS. Driveway permit may be required by Public Works. // IF AN FDOT PERMIT IS ISSUED, WILL THE COUNTY NEED ONE ALSO? IF IT IS REQUIRED WE WILL COMPLETE IT ALSO.**

SITE PLAN

COOPER'S HIDEOUT

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

NOT TO SCALE

A FRIDGE, OF 10 LBS. WEIGHT, WAS FOUND IN THE ROOM OF THE 7TH FLOOR OF THE "HOTEL" IN THE DISTRICT OF COLUMBIA, WASHINGTON, D. C. THE FRIDGE WAS FOUND IN THE ROOM OF THE 7TH FLOOR OF THE "HOTEL" IN THE DISTRICT OF COLUMBIA, WASHINGTON, D. C. THE FRIDGE WAS FOUND IN THE ROOM OF THE 7TH FLOOR OF THE "HOTEL" IN THE DISTRICT OF COLUMBIA, WASHINGTON, D. C.

1. SITE NAME: 34-35-17-06-70-000 PORTION OF PARCEL
2. SITE ADDRESS: 2325 34th AVE, JAC CITY, FL
3. EXISTING FUTURE AND USE: COMMERCIAL

BR/12C • COUNTRY • 52.00%	2
LEANS BLAND	1

CIVIL ENGINEER:
CAROL CHADWICK, P.E.
208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.660.1772
ccpewo@gmail.com

SURVEYOR:
DARRELL COPELAND SURVEYING, INC.
7910 160TH STREET
MCALPIN, FL
366.209.4343
desurvey@aol.com

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SANITARY SEWER MAIN	0	ROOF DRAIN	0	SANITARY SEWER MANHOLE
SANITARY SEWER SERVICE	0	SEWER MANHOLE	0	GATED STORM ALE
FORCE SEWER MAIN	0	REFERENCE MONUMENT	0	SANITARY SEWER MANHOLE
WATER MAIN	0	CABLE TV KESK	0	WATER INLET
WATER SERVICE	0	TELEPHONE KESK	0	CLEAN OUT
SMALL DRAINAGE	0	WATER METER PIT	0	GAS VALVE
CLUSTER	0	WATER HYDRANT	0	GAS METER
DOWNHEAD TOWER	0	GATE VALVE	0	STREET LIGHT
UNDERGROUND TOWER	0	CONCRETE TREE	0	GUY WIRE ANCHOR
PIPER OPTIC	0	DECIDUOUS TREE	0	TOWER POLE
PIPER OPTIC	0	BUSH	0	TRANSFORMER SINGLE PHASE
PROPERTY LINE	0	POLE SIGN	0	TRANSFORMER 3 PHASE
CABLE TV	0	MONITORING WELL	0	ELECTRICAL VALVE
BUILDING SETBACK LINE	0	TRAFFIC SIGNAL	0	PIPER OPTIC REGISTAL
BASEMENT LINE	0	STRUCTURE	0	PIPER OPTIC FAULT
STREETCARE	0	EXISTING CONCRETE	0	SPRINKLER HEAD
EXISTING ASPHALT	0	EXISTING ASPHALT	0	REGULATION CONTROL
PROPOSED GRAVEL SURFACE	0	PROPOSED ASPHALT	0	PROPOSED GRAVEL SURFACE
GRASS	0	PROPOSED ASPHALT	0	GRASS

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SANITARY SEWER MAIN	0	CABLE TV KESK	0	STORM SEWER MANHOLE
SANITARY SEWER SERVICE	0	TELEPHONE KESK	0	GATED STORM ALE
FORCE SEWER MAIN	0	WATER METER PIT	0	SANITARY SEWER MANHOLE
WATER MAIN	0	WATER INLET	0	WATER INLET
WATER SERVICE	0	CLEAN OUT	0	CLEAN OUT
SMALL DRAINAGE	0	GAS VALVE	0	GAS VALVE
CLUSTER	0	GAS METER	0	GAS METER
DOWNHEAD TOWER	0	STREET LIGHT	0	STREET LIGHT
UNDERGROUND TOWER	0	GUY WIRE ANCHOR	0	GUY WIRE ANCHOR
PIPER OPTIC	0	TOWER POLE	0	TOWER POLE
PIPER OPTIC	0	TRANSFORMER SINGLE PHASE	0	TRANSFORMER 3 PHASE
PROPERTY LINE	0	TRANSFORMER 3 PHASE	0	ELECTRICAL VALVE
CABLE TV	0	ELECTRICAL VALVE	0	ELECTRICAL VALVE
BUILDING SETBACK LINE	0	PIPER OPTIC REGISTAL	0	PIPER OPTIC REGISTAL
BASEMENT LINE	0	PIPER OPTIC FAULT	0	SPRINKLER HEAD
STREETCARE	0	REGULATION CONTROL	0	PROPOSED STRUCTURE
EXISTING CONCRETE	0	PROPOSED CONCRETE	0	PROPOSED ASPHALT
EXISTING ASPHALT	0	PROPOSED ASPHALT	0	PROPOSED GRAVEL SURFACE
PROPOSED GRAVEL SURFACE	0	PROPOSED ASPHALT	0	GRASS
GRASS	0	PROPOSED ASPHALT	0	GRASS

EROSION CONTROL NOTES

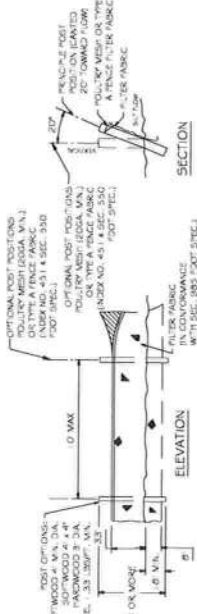
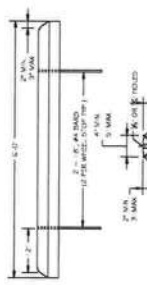
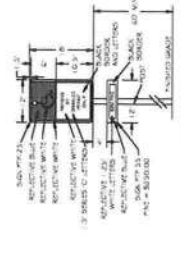
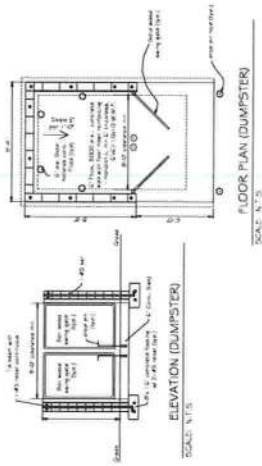
1. EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL ACT, CHAPTER 62, F.S., AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
6. EROSION CONTROL MEASURES SHALL BE REINSTALLED AS REQUIRED TO MAINTAIN EROSION CONTROL.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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15. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
16. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
18. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
19. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
20. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO DETERMINE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.
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20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL ACT, CHAPTER 62, F.S., AND THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, AND OTHER GOVERNING AGENCIES.



CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	49°53.12"	34.83'	33.74'	N22°19.14"E
C2	1474.39'	01°40.33"	43.13'	43.12'	S86°58.02"E

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	40.00'	49°53.12"	34.83'	33.74'	N22°19.14"E
C2	1474.39'	01°40.33"	43.13'	43.12'	S86°58.02"E

584°22'06"E 86.26

Saction 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

[illegible]

DESCRIPTION: PROPOSED EASEMENT

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

[illegible]

1) Underground utilities and/or underground encroachments if any not located.

2) This survey was performed without the benefit of a "Title Search"

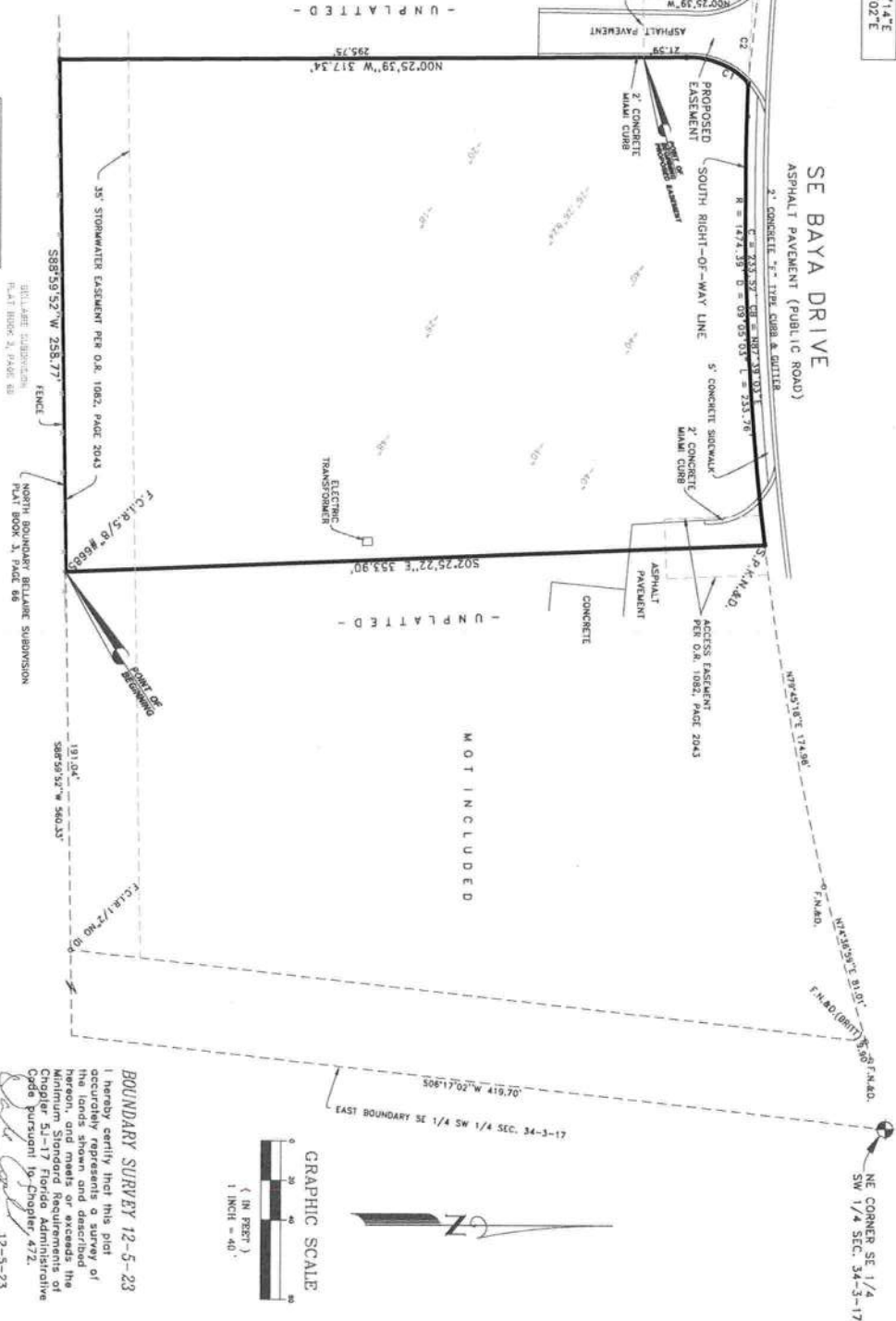
3) Meridian per record deed.

4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.

5) 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 David L. Whitson.

5) This survey is intended for sale, mortgage or refinancing purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

DARRELL COPELAND AS THE CERTIFYING LAND SURETYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURETYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.




NOTE: CORNERS NOT LABELED ARE S.C.I.R.1/2" #4529
ONLY LARGE TREES WERE LOCATED

ONLY LARGE TREES WERE LOCATED

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD
HAZARD BOUNDARY MAP COMMUNITY NO. 12023C
PANEL NO. 0777 H DATED 11-2-18, THE PROPERTY
SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE
X₁ WITH A BASE ELEVATION OF N/A MEANS
SEA LEVEL N.A.V.D. 1988.

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 51-17 Florida Administrative Code pursuant to Chapter 417.



Date 12-5-23

Darrell Copeland
Professional Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

108 MD.

23-276

PELLELAND SURVEYING, INC.
110 ARAPAHO STREET
DENVER, CO 80202

1010 180TH STREET
PIN, FLORIDA 32062

-4343 desurveyi@ca

12-5-23	CHECKED
---------	---------

FIELD BOOK 15A

	SUM10	
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1

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Stormwater Management Plan

The Cooper's Hideout proposed site plan is consists of no pavement subjected to vehicular travel and a 7400 s.f. buildings. These amounts are under the threshold requiring stormwater management by SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463B4
E7500032FEE, cn=Carol Chadwick
Date: 2024.04.18 21:21:40 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23570



COLUMBIA COUNTY Property Appraiser

Parcel 34-3S-17-06970-000

Owners

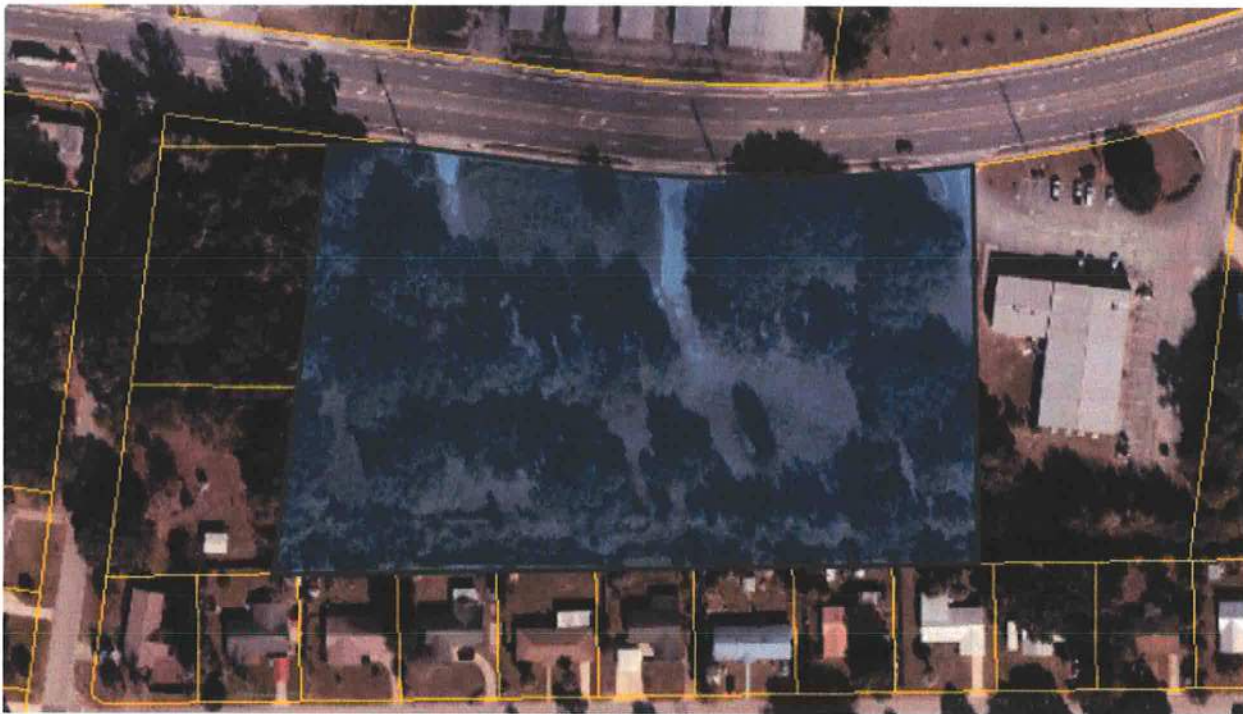
COLE RICHARD C
CRAPPS DANIEL
P O BOX 16
LAKE CITY, FL 32056

Parcel Summary

Location	
Use Code	1000: VACANT COMMERCIAL
Tax District	2: COUNTY
Section	34
Township	3S
Range	17
Acreage	5.1000
Subdivision	DIST 2

Working Values

	2024
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$179,946
Total Ag Land	\$0
Total Market	\$179,946
Total Assessed	\$179,946
Total Exempt	\$0
Total Taxable	\$179,946
SOH Diff	\$0



APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint CAROL CHADWICK, PE
(Name of Person to Act as my Agent)

for N.A.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for SITE PLAN, VARIANCE REQUEST & OTHER APPLICATIONS FOR PROJECT
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Bellaire Land Trust

Applicant/Owner's Title: Mgr/Trustee

On Behalf of: _____
(Company Name, if applicable)

Telephone: _____ Date: _____

Applicant/Owner's Signature: Daniel Crapps *Manager*

Print Name: Daniel Crapps

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 8 day of April, 2024 by Daniel Crapps whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Vera Lisa Hicks
(Notary Signature) (SEAL)





Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
aumentumtech.com 1.13

Tax Record

print

Account Number
1 of 1

Last Update: 4/18/2024 9:05:55 PM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Account Number	Tax Type	Tax Year
R06970-000	REAL ESTATE	2023

Mailing Address	Property Address
COLE RICHARD C CRAPPS DANIEL P O BOX 16 LAKE CITY FL 32056	GEO Number 343S17-06970-000

Exempt Amount	Taxable Value
See Below	See Below

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	002	
Legal Description (click for full description)		
34-3S-17 1000/10005.10 Acres COMM AT SW COR OF SE1/4 OF SW1/4, RUN N 887.02 FT, E 156.92 FT FOR POB, N 386.43 FT E 53.08 FT TO S R/W OF BAYA AV E ALONG R/W 795.89 FT. CONT E 355.85 FT, S 419.79 FT, W 1189.60 FT TO POB EX 1.02 AC DESC ORB 784-1125 See Tax Roll For Extra Legal		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	179,946	0	\$179,946	\$1,406.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	179,946	0	\$179,946	\$134.60
LOCAL	3.2170	179,946	0	\$179,946	\$578.89
CAPITAL OUTLAY	1.5000	179,946	0	\$179,946	\$269.92
SUWANNEE RIVER WATER MGT DIST	0.3113	179,946	0	\$179,946	\$56.02
LAKE SHORE HOSPITAL AUTHORITY	0.0001	179,946	0	\$179,946	\$0.02

Total Millage	13.5914	Total Taxes	\$2,445.73
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.19

Total Assessments	\$3.19
--------------------------	--------

Taxes & Assessments	\$2,448.92
--------------------------------	------------

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
1/10/2024	PAYMENT	2306447.0001	2023	\$2,399.94

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Parcel: 34-3S-17-06970-000

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 34; THENCE ON THE EAST BOUNDARY THEREOF, S6°17'02"W, A DISTANCE OF 419.70 FEET TO THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66; THENCE ON SAID NORTH BOUNDARY S88°59'52"W, A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH BOUNDARY, S88°59'52"W, A DISTANCE OF 258.77 FEET; THENCE N00°25'39"W, A DISTANCE OF 317.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°53'12"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 34.83 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N22°19'14"E A DISTANCE OF 33.74 FEET TO THE CURVE'S END AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1474.39 FEET AND A CENTRAL ANGLE OF 09°05'03"; THENCE ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE A DISTANCE OF 233.76 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N87°39'03"E A DISTANCE OF 233.52 FEET; THENCE S02°25'22"E, A DISTANCE OF 353.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.



Building and Zoning Department

Site Development Plan Application

Invoice

64971

Applicant Information

Carol Chadwick
TBD SE Baya Dr, Lake City FL

Invoice Date

04/19/2024

Permit

SDP240402

Amount Due

\$500.00

Job Location

Parcel: 34-3S-17-06970-000
Owner: COLE RICHARD C, CRAPPS DANIEL
Address: TBD SE Baya Dr, Lake City FL

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/19/2024	Fee: Site & Development Plan Approval	\$500.00
Amount Due:		\$500.00

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.

Karen Aiken-Smoot

From: William Goodin
Sent: Friday, April 19, 2024 3:51 PM
To: ccpewyo@gmail.com
Cc: Karen Aiken-Smoot
Subject: FW: Cooper's Hideout Applications

Carol,

The project needs to be more clearly described. Application does not seem to adequately cover use and items needed for variance or other land use action. A Special Exception may be required.
Along with Karen's notes below, calculations for appropriate parking spaces/area needs to be better defined.
Need documentation linking applicant to owner.
Is the entire parcel being requested for land use application or only the portion as depicted by site plan necessitating a commercial sub-division?

Louie Goodin
Columbia County Planner
386.754.7119

From: Karen Aiken-Smoot
Sent: Friday, April 19, 2024 1:10 PM
To: William Goodin <wgoodin@columbiacountyfla.com>
Subject: Cooper's Hideout Applications

Louie, here is what I have at this point:
Use needs to be defined. Venue rental, Entertainment facility, market or Special Events location?? How will it be licensed?
Site to address: Solid waste/garbage, noise/buffer for adjoining residential neighborhood, food service trucks parking overnight, will there be alcohol requested??

Thank you!

Karen Aiken-Smoot
Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

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Building Department

Receipt Of Payment

Applicant Information

TBD SE Baya Dr, Lake City FL

Method

Check 5047

Date of Payment

05/24/2024

Payment

767171

Amount of Payment

\$950.00

AppID: 64968 Permit #: V240403
Variances
Parcel: 34-3S-17-06970-000
Owner: COLE RICHARD C, CRAPPS DANIEL
Address: TBD SE Baya Dr, Lake City FL

Contractor Information

Payment History

Date	Description	Amount
04/19/2024	Fee: Variance	\$950.00
05/24/2024	Payment: Check 5047	(\$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.

Karen Aiken-Smoot

From: Karen Aiken-Smoot
Sent: Wednesday, May 22, 2024 8:15 AM
To: 'ccpewyo@gmail.com'; William Goodin
Subject: RE: Cooper's Hideout Applications

Needed: DOT approval needed prior to issuance of site approval per Building Official.
Other comments still pending

Thank you!

Karen Aiken-Smoot

Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

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From: ccpewyo@gmail.com [mailto:ccpewyo@gmail.com]
Sent: Tuesday, May 21, 2024 12:44 PM
To: William Goodin <wgoodin@columbiacountyfla.com>
Cc: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Subject: RE: Cooper's Hideout Applications

External Sender - From: (<ccpewyo@gmail.com>)

This message came from outside your organization.

WARNING This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.

Louie:

Please let me know if you have any questions or need additional information.

Thanks,

Carol Chadwick, P.E.
307.680.1772

Karen Aiken-Smoot

Cooper's Hideout

From: Karen Aiken-Smoot
Sent: Tuesday, May 21, 2024 2:21 PM
To: Shayne Morgan; Jeff Crawford; Lance Hill; Chad Williams; Troy Crews
Cc: William Goodin
Subject: SDP240402 application 06970-000
Attachments: Zoning Application 20240521 012848.pdf

Good afternoon. Please review and provide comments back by June 5th for the attached Site Plan Application.

Thank you!

Karen Aiken-Smoot

Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

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District No. 1 - Ronald Williams
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 13, 2024

VIA ELECTRONIC MAIL

TO: Classifieds, Lake City Reporter
FROM: Louie Goodin Community Development Coordinator
SUBJECT: Petition No. V240403
Notice of Public Hearings
Before the Board of Adjustment
Concerning 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 15, 2024

**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 ZONING AMENDMENT AS PROVIDED FOR
IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS**

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, objections, recommendations and comments concerning the variance, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on June 27, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the Tourist Development Office 971 West Duval Street Suite 145, Lake City, Florida.

V240403, a petition by Carol Chadwick, agent for Trustee Daniel Crapps for a Variance of LDR 4.2.17.2.2 Off-street Parking: To maintain the existing rustic character of the site, the drive aisles and parking will remain grass. This will also create a more environmentally friendly site. Eastern 2.02 acres of property only of the board of county commissioners pursuant to the comprehensive plan for the orderly, planned, efficient, and economical development of the area in the lands as described below:

Parcel # 34-3S-17-06970-000

COMM AT SW COR OF SE 1/4 OF SW 1/4, RUN N 887.02 FT, E 156.92 FT FOR POB, N 386.43 FT E 53.08 FT TO S R/W OF BAYA AV E ALONG R/W 795.89 FT. CONT E 355.85 FT, S 419.79 FT, W 1189.60 FT TO POB EX 1.02 AC DESC ORB 784-1125 ORB 643-452 & EX 2.50 AC DESC ORB 1057-1029 & EX 1.90 AC DESC ORB 1082-2041-2044

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 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.

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT

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 the variance, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **June 27, 2024 at 5:30 p.m.**, or as soon thereafter as the matters can be heard, in the Tourist Development Office 971 West Duval Street Suite 145, Lake City, Florida.

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