

Legend

Addresses

Parcels

Roads

- Roads
- others
- Dirt
- Interstate
- Main
- Other
- Paved
- Private

Addressing:2018 Base Flood Elevations Group

2018 Base Flood Elevations

DEFAULT

Base Flood Elevations

2018 Base Flood Elevation Zones

0.2 PCT ANNUAL CHANCE

A

AE

AH

DUDA

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

A

AE

AH

2018Aerials

LidarElevations

X

Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jun 12 2020 11:13:28 GMT-0400 (Eastern Daylight Time)

46410



Parcel Information

Parcel No: 04-3S-17-04838-011

Owner: LUCAS PATRICIA ANNE

Subdivision:

Lot:

Acres: 3.49585533

Deed Acres: 3.53 Ac

District: District 1 Ronald Williams

Future Land Uses: Agriculture - 3

Flood Zones: A,

Official Zoning Atlas: A-3

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**BUILDING AND ZONING
DEPARTMENT**



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

June 12, 2020

Tara Lucas (a.k.a Tara Weed, a.k.a Tara Laney), Property Owner
1077 NE Cheshire Ln,
Lake City, FL 32055

RE: Explanation of land use of parcel 04-3S-17-04838-010 & 04-3S-17-04838-011

Dear Ms. Lucas,

As a condition of issuing a building permit research is conducted to verify compliance with the county's Land Development Regulations. It was originally concluded the .51 acre property deeded on 11/22/2006 to you, Tara Nell Weed (Bk 1102 Pg 2278) was not a legal lot of record because a Special Family Lot approval was not obtained. Although, located was an approved Special Temporary Use Permit for the existing home to be resided in by you and to allow a permit to be issued for the placement of a second home on the property for your mother. This meant that after the 2 years expired on the Special Temporary Use Permit either one home must be removed or the Special Temporary Use Permit must have been renewed.

On June 11, 2020 myself, your mother, Patricia Anne Lucas and yourself met to discuss the property and the events of the property split out. Further explanation of why the property was split out and the home on the .51 acres had being destroyed by fire. During this conversation I explained needed actions for a permit to be issued, one of which involved adding property to the .51 acre to equal 1.00 acre. This would allow a Special Family Lot to be approved to meet the current Land Development Regulations. You then needed to contact the mortgage company.

After our conversation and new information received the zoning team went back over the data. The property owners were advised to deed the .51 acre, which they understood and intended as a legal lot split. On June 12, 2020 it was determined the property owner demonstrated that property rights have been vested on the .51 acre parcel deeded by lineal descendant in 2006 and was a legal lot of record, at that time, because the regulations under "14.9 Special Family Lot Permits" allowed a half acre deeded for an immediate family member and it was lived on by that family member.

In conclusion parcel 04-3S-17-04838-010 at .15 acres is a legal lot of record and a building permit for a mobile home will be issued as requested through Mobile Home Application #46410.

Please contact me if there are any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "LH", with a stylized flourish.

Laurie Hodson, Administrative Supervisor
Columbia County Building & Zoning Department

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