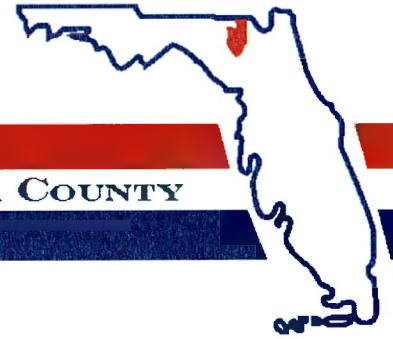


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

July 25, 2025,

VIA ELECTRONIC MAIL

Re: V- 250504
Determination Letter

Dear Mr. Hunter, at July 24, 2025, Columbia County Board of Adjustment, the Board approved application (V- 2550504) for allowing a setback variance from the required of 10 feet to 5 feet.

If you have any questions, please do not hesitate to contact me at tcrews@columbiacountyfla.com (386) 758-1040.

Sincerely,

M. Troy Crews

Troy Crews Interim
Community Development Coordinator
Land Development Regulations Admin.

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

FOR PLANNING USE ONLY

Application # V 250504

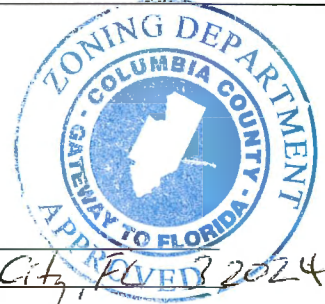
Application Fee \$950.00

Receipt No. 770743

Filing Date 5-22-2025

Completeness Date 7-24-2025

Variance Application



A. PROJECT INFORMATION

1. Project Name: Robert Hunter
2. Address of Subject Property: 310 SW Fieldstone Ct, Lake City, FL 32024
3. Parcel ID Number(s): 02438-160
4. Future Land Use Map Designation: _____
5. Zoning Designation: RSF-2
6. Acreage: 4.2 acre
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential with RV shed
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Variance LDR section 4.7.7 Request of 5' variance from North property line

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Robert Hunter Title: _____
Company name (if applicable): _____
Mailing Address: 310 SW Fieldstone Ct.
City: Lake City State: FL Zip: 32024
Telephone: (813) 442-9758 Fax: () Email: THunter3591@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

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

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: N/A
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.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Robert Hunter
Applicant/Agent Name (Type or Print)

Robert Hunter
Applicant/Agent Signature

5/22/25
Date

COLUMBIA COUNTY Property Appraiser

Parcel 33-3S-16-02438-160 <https://search.ccpafl.com/parcel/02438160163S33>

310 SW FIELDSTONE CT

Owners

HUNTER ROBERT T
HUNTER BARBARA R
310 SW FIELDSTONE CT
LAKE CITY, FL 32024

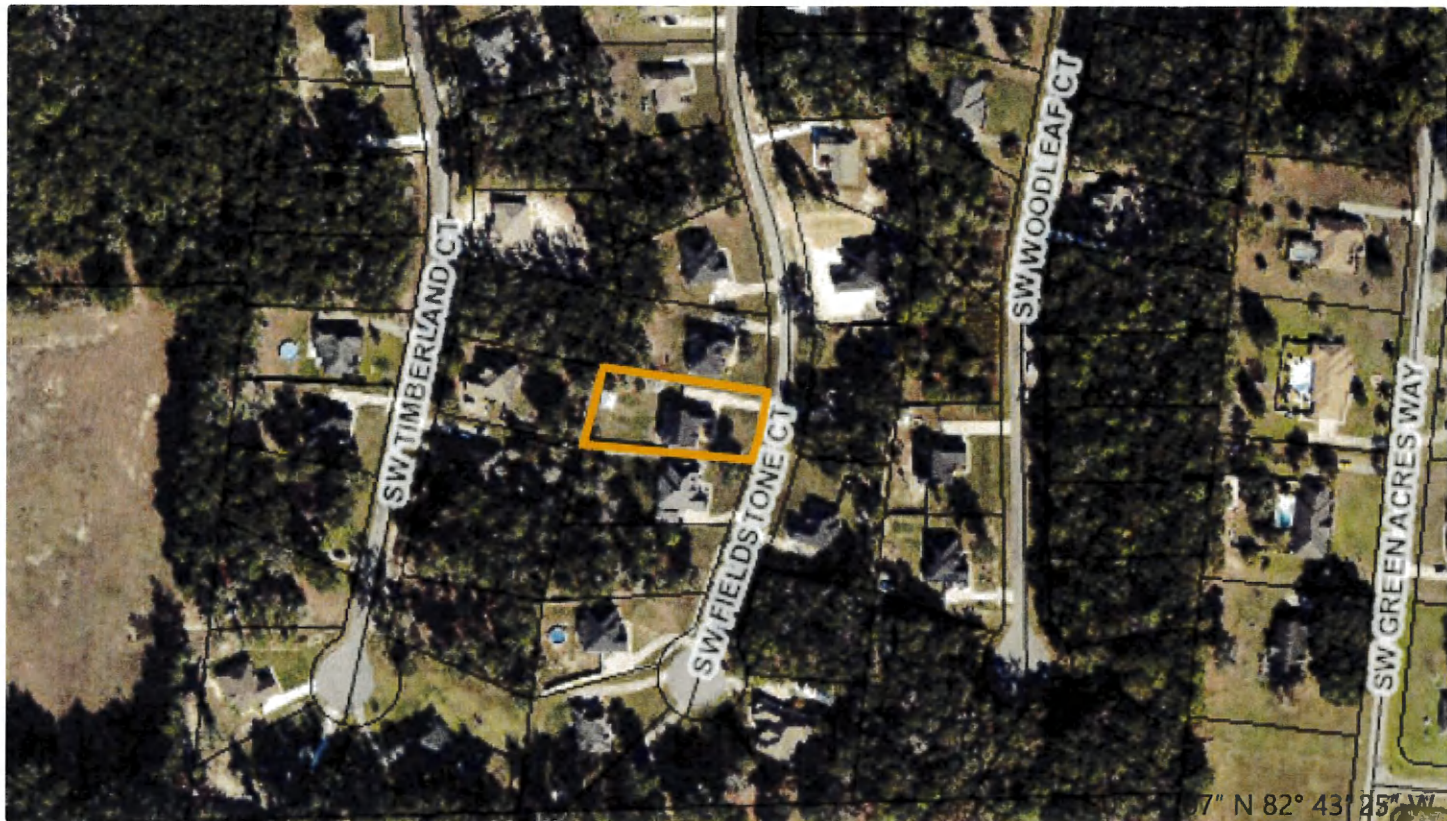
Legal Description

LOT 60 EMERALD COVE S/D PHS 2.

WD 1078-1558, QC 1274-2258, QC 1360-2465,
WD 1363-1487, WD 1418-1554, WD 1536-1732,

Use: 0100: SINGLE FAMILY

Subdivision: DIST 3



Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jun 13 2025 10:29:55 GMT-0400 (Eastern Daylight Time)



Parcel No: 33-3S-16-02438-160
Owner: HUNTER ROBERT T, HUNTER BARBARA R
Subdivision: EMERALD COVE PHASE 2
Lot: 60
Acres: 0.5163032
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, 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.

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: R02438-160

DEAN DAWN L

Year: 2024 Bill Number: Owner: DEAN DAWN L

Tax District: 8400

3

Property Type:

Real Estate

MAILING ADDRESS:

DEAN DAWN L

DEAN BRANDILYNN

C

310 SW FIELDSTONE

CT

LAKE CITY FL 32024

PROPERTY ADDRESS:

310 FIELDSTONE

LAKE CITY 32024

This Bill:

\$0.00

All Bills:

\$0.00


Cart Amount:

\$0.00

Bill 8400 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description

Payment History

Ad Valorem

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

Non-Ad Valorem

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

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20524 MD

Inst: 202512006727 Date: 03/31/2025 Time: 10:07AM
Page 1 of 2 B: 1536 P: 1732 James M Swisher Jr, Clerk of Court
Columbia, County, By: VQJH
Deputy Clerk Doc Stamp-Deed: 3009.30

Warranty Deed

This **Warranty Deed** is executed this 28th day of March, 2025 by Dawn L. Dean and Brandilynn C. Dean, a married couple, whose address is 1034 Southwest Mandiba Drive, Lake City, FL 32024, hereinafter called the grantor, to Robert T. Hunter and Barbara R. Hunter, husband and wife, whose address is 310 Southwest Fieldstone Court, Lake City, FL 32024, 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 60, Emerald Cove, Phase II, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 68, 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.

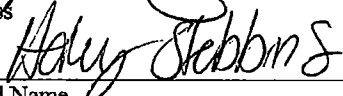
To Have and To Hold, the same in fee simple forever.

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.

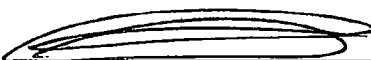
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

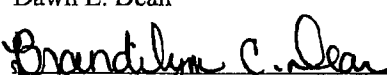
Signed, sealed and delivered in our presence:



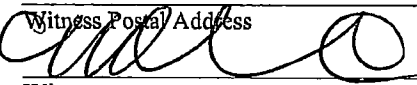
Witness


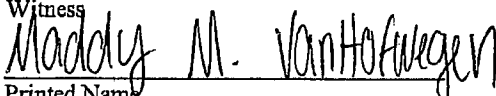
Printed Name
283 NW Cole Terrace Lake City, FL 32055



Dawn L. Dean


Brandilynn C. Dean

Witness Postal Address


Witness


Printed Name
283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

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, 2025 by Dawn L. Dean and Brandilynn C. Dean, who is () personally known to me or who () has produced DZ as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026



Building and Zoning Department

Variances Application

Invoice

71158

Applicant Information

210 SW Fieldstone Ct

Invoice Date

05/22/2025

Permit

V250504

Amount Due

\$950.00

Job Location

Parcel: 33-3S-16-02438-160
Owner: HUNTER ROBERT T, HUNTER BARBARA R,
Address: 210 SW Fieldstone Ct

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/22/2025	Fee: Variance	\$950.00
Amount Due:		\$950.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

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

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card.
If you have paid permit fees using the online application site or by another
method such as check or cash, please allow time for your payment to be
processed.***

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

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.

Columbia County, FL. Building and Zoning

Payment Options

1) Cash:

Payments can be made in cash by visiting the Building and Zoning office at:

135 NE Hernando St.
Lake City FL. 32025

2) Checks and Money Orders:

Please make checks out to “Board of County Commissioners” (be sure and reference the application number on the check) and deliver in person or mail to:

Building and Zoning
Post Office Box 1529
Lake City, FL 32056-1529

3) Online with Credit Card (Visa, Master Card, Discovery, AmEX)

The card processing company charges an additional 3% for a convenience fee.

You may receive a separate email receipt from PayGov.US

Payments are not accepted by phone.



Building Department

Receipt Of Payment

Applicant Information

210 SW Fieldstone Ct

Method

Check 8709

Date of Payment

05/23/2025

Payment

770743

Amount of Payment

\$950.00

AppID: 71158 Permit #: V250504
Variances
Parcel: 33-3S-16-02438-160
Owner: HUNTER ROBERT T, HUNTER BARBARA R,
Address: 210 SW Fieldstone Ct

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/22/2025	Fee: Variance	\$950.00
05/23/2025	Payment: Check 8709	(\$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

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

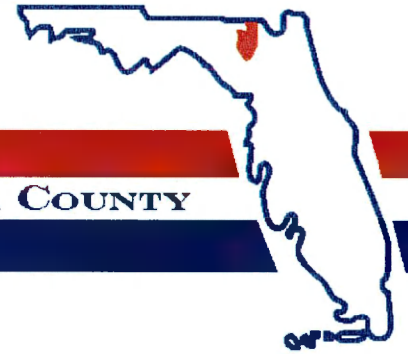
IMPORTANT NOTICE:

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 V250504
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.

V250504, a petition by Robert Hunter requesting a variance of side setback of 10' to 5' in lands as described below: Parcel # 33-3S-16-02438-160 LOT 60 EMERALD COVE S/D PHS 2. WD 1078-1558, QC 1274-2258, QC 1360-2465, WD 1363-1487, WD 1418-1554, WD 1536-1732,

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.

V250504, a petition by Robert Hunter requesting a variance of side setback of 10' to 5' in lands as described below: Parcel # 33-3S-16-02438-160 LOT 60 EMERALD COVE S/D PHS 2. WD 1078-1558, QC 1274-2258, QC 1360-2465, WD 1363-1487, WD 1418-1554, WD 1536-1732,

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

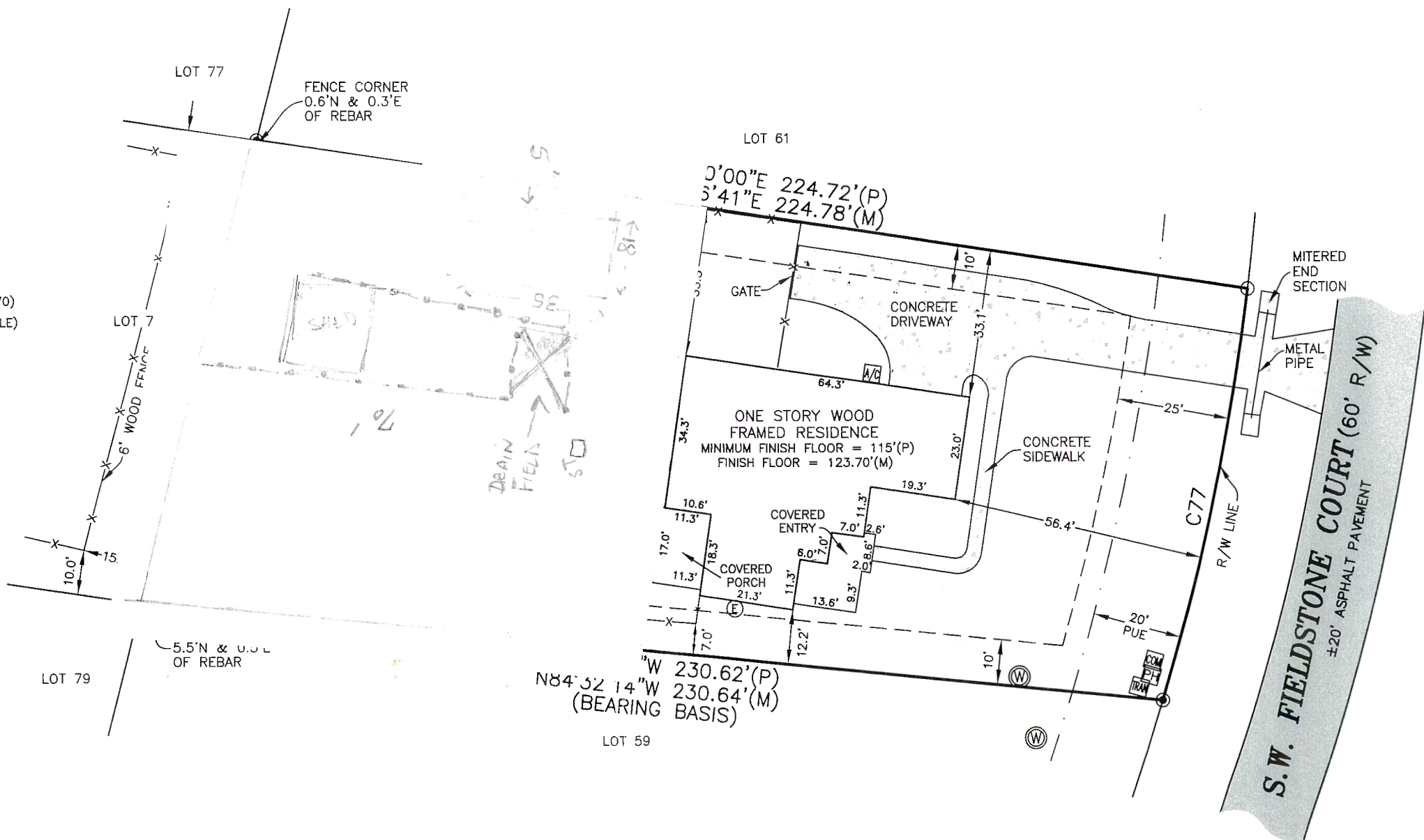
BOUNDARY SURVEY

IN SECTION 33, TOWNSHIP 3 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION
LOT 60, EMERALD COVE PHASE II,
ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 8, PAGES
68 & 69 OF THE PUBLIC RECORDS
OF COLUMBIA COUNTY, FLORIDA.

LEGEND

- = FOUND 5/8" REBAR & CAP (LB 7170)
- = FOUND 5/8" REBAR & CAP (ILLEGIBLE)
- (M) = MEASURED
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- R/W = RIGHT OF WAY
- PUE = PUBLIC UTILITIES EASEMENT
- X = 6' WOOD FENCE LINE
- TRANS = ELECTRIC TRANSFORMER
- ST = SEPTIC TANK
- PH = TELEPHONE PEDESTAL
- A/C = AIR CONDITIONER
- E = ELECTRIC METER
- COM = COMMUNICATIONS BOX
- W = WELL
- CL = CLEANOUT
- PRO = PROPANE TANK

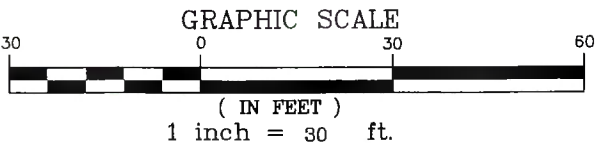


SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A PLAT BEARING OF N 84°32'14"W, ALONG THE SOUTH LINE OF THE SUBJECT PARCEL.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCR OACH.
4. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12023C0290D FOR COLUMBIA COUNTY, FLORIDA INCORPORATED AREAS, EFFECTIVE DATE NOVEMBER 2, 2018, FOR COLUMBIA COUNTY, COMMUNITY NUMBER 120070 PANEL NUMBER 0290 SUFFIX D.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C77(P)	93.95'	570.00'	9°26'38"	47.08'	93.85'	S11°50'45"W
C77(M)	93.74'	570.00'	9°25'22"	46.98'	93.64'	S11°55'32"W