

04



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 240601

Application Fee \$950.00

Receipt No. 767322Filing Date 6-11-2024Completeness Date 6-27-24

65818

## Variance Application



6-27-24

### A. PROJECT INFORMATION

- Project Name: Rosalinda Caballero TRESO
- Address of Subject Property: NA
- Parcel ID Number(s): 21-45-17-08631-004
- Future Land Use Map Designation: A3
- Zoning Designation: A3
- Acreage: 10.55
- Existing Use of Property: A9
- Proposed use of Property: Homestead
- Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): 5.6.3 No building permit shall be issued for any parcel, lot, or tract of land which was created by subdivision or other means and not in the conformity with the provisions of these land development regulations no excavation of land or construction of any public or private improvements shall take place or be exempt in the conformity with the land development regulations.

### B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Rosalinda Caballero TRESO Title: owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 226 NW Whitley St  
City: Lake City State: FL Zip: 32055  
Telephone: (361) 965-7240 Fax: ( ) Email: rosalindacaballero7@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.

- 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: 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:

Columbia County – Building and Zoning Department  
P.O. Box 1529, Lake City, FL 32056-1529 ♦ (386) 758-1008



- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 3. Site Plan – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.
    - vi. Floor area of dwelling units.
    - vii. Number of proposed parking spaces.
    - viii. Street layout.
    - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—Including the following:
  - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.

#### **NOTICE TO APPLICANT**

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

Columbia County – Building and Zoning Department  
P.O. Box 1529, Lake City, FL 32056-1529 ♦ (386) 758-1008



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.

Rosalinda Caballero Trejo  
Applicant/Agent Name (Type or Print)

Rosalinda Caballero Trejo  
Applicant/Agent Signature

6-11-24  
Date

Prepared by:  
Nicole Moore  
American Title Services of Lake City, Inc.  
321 SW Main Boulevard, Suite 105  
Lake City, Florida 32025

File Number: 18-027

## General Warranty Deed

Made this February 16<sup>th</sup>, 2018 A.D.

By **PETER W. GIEBEIG**, whose address is: P.O. BOX 1384, Lake City, Florida 32056, hereinafter called the grantor,

to **ROSALINDA CABALLERO TREJO**, whose post office address is: 226 NW WHITLEY GLEN, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

### TOWNSHIP 4 SOUTH, RANGE 17 EAST

**SECTION 21:** Commence at the Southeast corner of the Northeast ¼ of Section 21, Township 4 South, Range 17 East, Columbia County, Florida and run North 01° 31' 32" West, along the East line of said Section 21, 39.97 feet to the North Right-of-Way line of Southeast Racetrack Lane and to the Point of Beginning, thence run North 01° 31' 32" West, still along said Section Line, 1276.86 feet; thence South 88° 53' 01" West, 341.08 feet; thence run South 01° 31' 32" East, 1279.78 feet to the North Right-of-Way line of Southeast Racetrack Lane; thence North 88° 23' 32" East, along said North Right-of-Way line, 341.07 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

Parcel ID Number: 08631-000

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

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

**And** the 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

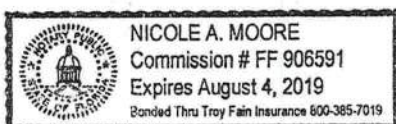
Signed, sealed and delivered in our presence:

Nicole A. Moore  
Witness Printed Name NICOLE A. MOORE

Valarie Benz  
Witness Printed Name Valarie Benz

State of FLORIDA  
County of COLUMBIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2018, by PETER W. GIEBEIG, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Peter W. Giebeig (Seal)  
**PETER W. GIEBEIG**  
Address: P.O. BOX 1384, Lake City, Florida 32056

Nicole A. Moore  
Notary Public  
Print Name: NICOLE A. MOORE

My Commission Expires: \_\_\_\_\_



Florida

TEMPORARY DRIVER LICENSE

CLASS E

4a DLN C146- [REDACTED]

1 CABALLERO TREJO

2 ROSALINDA

3 226 NW WHITLEY GLEN

4 LAKE CITY, FL 32055

5 DOB [REDACTED] SEX F

6 EXP 12/10/2025 HGT 5'-02"

7 REST NONE END NONE

8 DONOR

9a ISS [REDACTED]

10 SDD 0842401080088





Rosalinda Caballero Trejo

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

4/10/2025





Tax Record

print

Account Number  
1 of 1

Last Update: 6/11/2024 4:42:00 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

Site Functions

Tax Search

- Local Business Tax
- Contact Us
- County Login
- Home

Account Number		Tax Type		Tax Year	
R08631-004		REAL ESTATE		2023	
Mailing Address		Property Address			
TREJO ROSALINDA CABALLERO					
226 NW WHITLEY GLN					
LAKE CITY FL 32055		GEO Number			
		214S17-08631-004			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
21-4S-17 0000/000010.55 Acres COMM AT SE COR OF NE1/4 OF SEC RUN N 39.97					
FT TO N R/W LINE RACETRACK LN & POB, CONT N 1276.86 FT, W 341.08 FT, S					
1279.78 FT, E 341.07 FT TO POB & COMM SE COR OF NE1/4, N 39.97 FT TO N					
R/W OF SE RACE-TRACK LN, W 341.07 FT FOR POB, N 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	51,062	0	\$51,062	\$399.05
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	79,125	0	\$79,125	\$59.18
LOCAL	3.2170	79,125	0	\$79,125	\$254.55
CAPITAL OUTLAY	1.5000	79,125	0	\$79,125	\$118.69
SUWANNEE RIVER WATER MGT DIST	0.3113	51,062	0	\$51,062	\$15.90
LAKE SHORE HOSPITAL AUTHORITY	0.0001	51,062	0	\$51,062	\$0.01
Total Millage		13.5914		Total Taxes	\$847.38
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments					\$3.19
Taxes & Assessments					\$850.57
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
1/26/2024	PAYMENT	2502113.0002	2023	\$833.56

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



# COLUMBIA COUNTY

## Property Appraiser

**Parcel 21-4S-17-08631-004** <https://search.ccpafl.com/parcel/08631004174S21>

### Owners

TREJO ROSALINDA CABALLERO  
226 NW WHITLEY GLN  
LAKE CITY, FL 32055

Use: 0000: VACANT

Subdivision: DIST 2

### Legal Description

COMM AT SE COR OF NE1/4 OF SEC RUN N 39.97 FT TO  
N R/W LINE RACETRACK LN & POB, CONT N 1276.86  
FT, W 341.08 FT, S 1279.78 FT, E 341.07 FT TO  
POB & COMM SE COR OF NE1/4, N 39.97 FT TO N R/W...





# Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jun 14 2024 10:15:47 GMT-0400 (Eastern Daylight Time)



Parcel No: 21-4S-17-08631-004  
Owner: TREJO ROSALINDA CABALLERO  
Subdivision:  
Lot:  
Acres: 10.5130405  
Deed Acres: 10.55 Ac  
District: District 4 Everett Phillips  
Future Land Uses: Agriculture - 3  
Flood Zones:  
Official Zoning Atlas: A-3

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.



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**

June 13, 2024

VIA ELECTRONIC MAIL

TO: Classifieds, Lake City Reporter

FROM: Louie Goodin Community Development Coordinator

SUBJECT: Petition No. V240601  
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.

V240601, a petition by Rosalinda Caballero Tresco (owner) for a variance from Article 5.2.1 of the Land Development Regulations regarding the development of a subdivision plat as subject to the control 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 # 21-4S-17-08631-004

COMM AT SE COR OF NE1/4 OF SEC RUN N 39.97 FT TO N R/W LINE RACETRACK LN & POB, CONT N 1276.86 FT, W 341.08 FT, S 1279.78 FT, E 341.07 FT TO POB & COMM SE COR OF NE1/4, N 39.97 FT TO N R/W OF SE RACE-TRACK LN, W 341.07 FT FOR POB, N 1279.90 FT, W 37.22 FT, S 1280.70 FT TO POB. WD 1353-2235, WD 1358-803,

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**



Building Department  
Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
TBD SE Racetrack Ln.	Check 103	06/11/2024	767322	\$950.00
AppID: 65818 Permit #: V240601 Variances Parcel: 21-4S-17-08631-004 Owner: TREJO ROSALINDA CABALLERO, Address: TBD SE Racetrack Ln.				

Contractor Information

Payment History

Date	Description	Amount
06/11/2024	Fee: Variance	\$950.00
06/11/2024	Payment: Check 103	(\$950.00)
		<u>\$0.00</u>

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.