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

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 24, 2025

via electronic mail

James Judd
9871 Lemon Balm Way
Jacksonville, FL 32219

Re: SV2412012

Mr. Judd,

Please use this letter as notification that your application, SV241201, as submitted on December 17, 2024 for a variance of the subdivision regulation as to allow for a permit-able parcel was approved on January 23, 2025 by the Columbia County Board of Adjustment.

Louie Goodin
County Planner
Columbia County, Florida

68661

Columbia County
Gateway to Florida

FOR PLANNING USE ONLY
Application # SV 241201
Application Fee $950.00
Receipt No. 769232
Filing Date 12-17-2021
Completeness Date 1/27/25

Variance Application

ZONING DEPARTMENT · COLUMBIA COUNTY · GATEWAY TO FLORIDA · APPROVED

A. PROJECT INFORMATION

1. Project Name: Judd - Subdivision variance
2. Address of Subject Property: TDB
3. Parcel ID Number(s): 22-5S-17-09325-002
4. Future Land Use Map Designation: Ag
5. Zoning Designation: A-3
6. Acreage: 11.07
7. Existing Use of Property: Vacant
8. Proposed use of Property: Residential
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): WHEN WE PURCHASED THE PROPERTY, WE WERE UNAWARE THAT IT HAD BEEN IMPROPERLY SUBDIVIDED PER SUB-DIVISION REGULATIONS AS DESCRIBED IN SEC. 5.14 OF THE LDR'S. REQUEST THAT ELIGIBILITY BE RE-ESTABLISHED TO ALLOW ALL ASPECTS OF PROPERTY TO BE IMPROVED AND POSSIBILY FURTHER DIVIDED.

B. APPLICANT INFORMATION

1. Applicant Status ■ Owner (title holder) □ Agent
2. Name of Applicant(s): James R Judd Title:
   Company name (if applicable):
   Mailing Address: 9871 Lemon Balm Wy
   City: Jacksonville State: Fl Zip: 32219
   Telephone: (___) 863-661-3552 Fax: (___) Email: jrussell91170@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.**

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 ACKNOWELDGES 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.

James R Judd

Applicant/Agent Name (Type or Print)

James R Judd Digitally signed by James R Judd Date: 2024.12.16 16:38:18 -05'00'

Applicant/Agent Signature

12/16/2024

Date

Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 11:40:23 GMT-0500 (Eastern Standard Time)

Parcel No: 22-5S-17-09325-002
Owner: JUDD JAMES R, JUDD SHERRY B
Subdivision:
Lot:
Acres: 11.0798388
Deed Acres: 11.07 Ac
District: District 4 Everett Phillips
Future Land Uses: Agriculture - 3
Flood Zones: A,
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 implies warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
   If yes, list the names of all parties involved:_____
   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 NA
   Rezoning Amendment: □Yes _____ ■No _____
   Rezoning Amendment Application No. Z NA
   Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes _____ ■No _____
   Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z NA
   Variance:□Yes _____ ■No _____
   Variance Application No. V NA
   Special Exception: □Yes _____ ■No _____
   Special Exception Application No. SE NA

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.

COLUMBIA COUNTY
Property Appraiser

Parcel 22-5S-17-09325-002 https://search.ccpafl.com/parcel/09325002175S22

Owners

JUDD JAMES R
JUDD SHERRY B
9871 LEMON BALM WAY
JACKSONVILLE, FL 32219

Legal Description

BEG NW COR OF SE1/4 OF SW1/4, E 602.11 FT, S 882.76 FT, W 602.10 FT, N 882.75 FT TO POB EX R/W FOR SW CATHERINE LN.
...

Use: 9900: NON AG ACREAGE
Subdivision: DIST 3

Tax Bill Detail

Year	Due
2024	$0.00

Property Tax Account: R09325-002

JUDD JAMES R

Year: 2024 **Bill Number:** **Owner:** JUDD JAMES R
Tax District: 3 29538 **Discount Period:** 3%
Property Type: Real Estate

MAILING ADDRESS:
JUDD JAMES R
JUDD SHERRY B
9871 LEMON BALM WAY
JACKSONVILLE FL
32219

PROPERTY ADDRESS:

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 29538 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

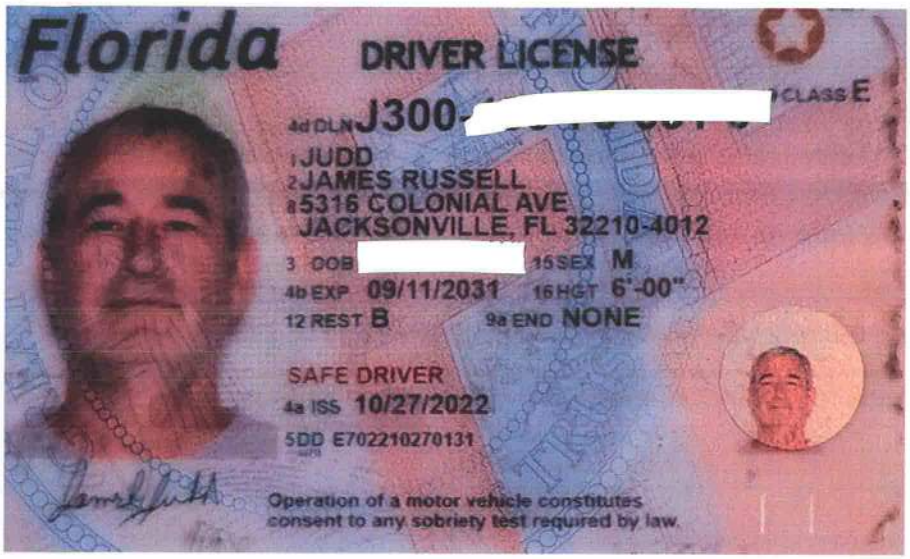
Taxes Assessments Legal Description Payment History

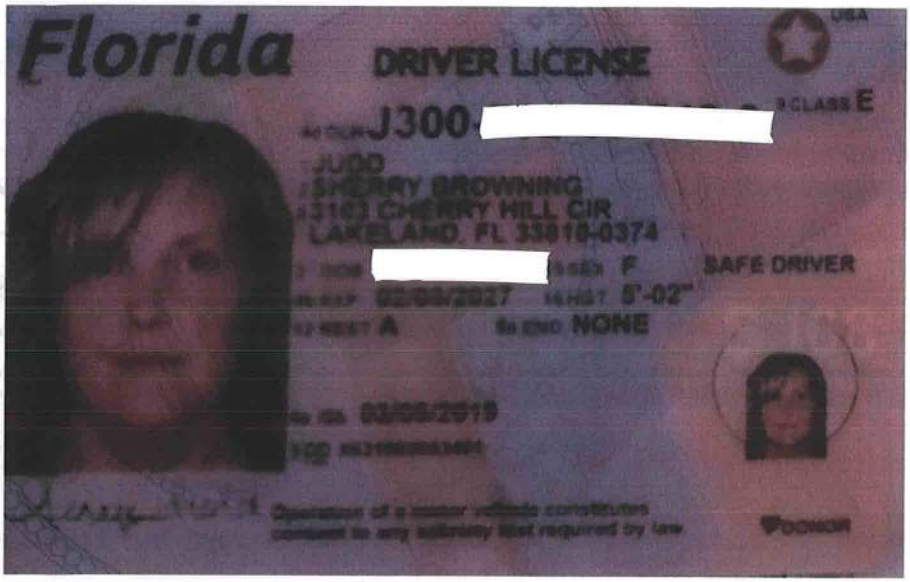
Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	**7.8150**	**$705.94**	**$705.94**	**$0.00**
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	$67.56	$67.56	$0.00
LOCAL	3.1430	$283.92	$283.92	$0.00
CAPITAL OUTLAY	1.5000	$135.50	$135.50	$0.00
Subtotal	**5.3910**	**$486.98**	**$486.98**	**$0.00**
SUWANNEE RIVER WATER MGT DIST	**0.2936**	**$26.52**	**$26.52**	**$0.00**
LAKE SHORE HOSPITAL AUTHORITY	**0.0001**	**$0.01**	**$0.01**	**$0.00**
TOTAL	**13.4997**	**$1,219.45**	**$1,219.45**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	**$3.14**	**$3.14**	**$0.00**
TOTAL	**$3.14**	**$3.14**	**$0.00**


Florida
DRIVER LICENSE
4d DLN J300-
CLASS E
1 JUDD
2 JAMES RUSSELL
8 5316 COLONIAL AVE
JACKSONVILLE, FL 32210-4012
3 DOB
15 SEX M
4b EXP 09/11/2031
16 HGT 6'-00"
12 REST B
9a END NONE
SAFE DRIVER
4a ISS 10/27/2022
5DD E702210270131
Operation of a motor vehicle constitutes consent to any sobriety test required by law.


Florida
DRIVER LICENSE
USA
CLASS E
J300-
JUDD
SHERRY BROWNING
3103 CHERRY HILL CIR
LAKELAND, FL 33810-0374
F
SAFE DRIVER
5'-02"
A
NONE
DONOR

Building and Zoning Department

Subdivision Variance Application

Invoice

68661

Applicant Information	Invoice Date	Permit #	Amount Due
James R and Sherry B Judd TBD	12/17/2024	SV241201	**$950.00**

Job Location
Parcel: 22-5S-17-09325-002
Owner: JUDD JAMES R, JUDD SHERRY B,
Address: TBD

Contractor Information

,

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

Invoice History

Date	Description	Amount
12/17/2024	Fee: Variance	$950.00
	Amount Due:	**$950.00**

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.

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James R Judd

Applicant/Agent Name (Type or Print)

James R Judd Digitally signed by James R Judd Date: 2024.12.16 16:38:18 -05'00'

Applicant/Agent Signature

12/16/2024

Date

Sherry B. Judd
Sherry B Judd

Building Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
James R and Sherry B Judd TBD	Check 0101	12/20/2024	769232	**$950.00**

AppID: 68661 Permit #: SV241201
Subdivision Variance
Parcel: 22-5S-17-09325-002
Owner: JUDD JAMES R, JUDD SHERRY B,
Address: TBD

Contractor Information

,

Payment History

Date	Description	Amount
12/17/2024	Fee: Variance	$950.00
12/20/2024	Payment: Check 0101	($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.