



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

December 18, 2019

VIA ELECTRONIC MAIL

Kraig Kennington  
Family Home Center of Lake City  
136 SW Deputy J. Davis Lane  
Lake City, FL 32024

Re: V 0322 – Paige Variance Application  
Board of Adjustment Determination Letter

Dear Mr. Kennington,

At the December 17, 2019 Board of Adjustment (“Board”) hearing, the Board approved your application for a Variance be granted from minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback in accordance with Section 12.3 of the County’s LDRs. Per Section 12.1.1 of the County’s LDRs, there is a thirty (30) day appeal period. If no appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA V 0322.

If you have any questions, please do not hesitate to contact me at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

Brandon M. Stubbs  
Community Development Coordinator  
Land Development Regulation Admin.

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

**RESOLUTION NO. BAV 0322**

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A VARIANCE FROM THE MINIMUM YARD REQUIREMENTS OF SECTION 4.5.9 OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED, TO ALLOW FOR A DEVIATION IN THE REQUIRED 25 FOOT SOUTH SIDE YARD SETBACKS TO ALLOW FOR A 20 FOOT SOUTH SIDE YARD SETBACK ON ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant or to deny variances as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a variance, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment, held the required public hearing, with public notice having been provided, on said petition for a variance, as described below, and reviewed and considered all comments received during said public hearing, including the Concurrency Management Assessment concerning said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has found that they are empowered under Section 3.2 of the Land Development Regulations to grant or to deny said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has determined and found that the granting of said petition for a variance, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board of Adjustment has determined and found that:

- 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. Such special conditions and circumstances do not result from the actions of the applicant;
- c. Granting the variance requested will not confer on the applicant a special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district;
- d. Literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Regulations 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; and
- f. Granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:**

Section 1. V 0322, a petition by Kraig Kennington of Family Home Center of Lake City, agent for Tena Paige, owner, to request a variance be granted from the minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback. The variance has been filed in accordance with a site plan dated November 18, 2019, and submitted as part of a petition filed November 18, 2019, to be located on property described, as follows:

Lot 2 of "Woodgate Village, Unit 3" as per plat thereof recorded in Plat Book 6, Page 83 of the Public Records of Columbia County, Florida.

Containing 0.71 acres, more or less

Tax Parcel Number 05-4s-16-02810-302


Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 12.1 of the Land Development Regulations, the effective date of this resolution, BA V 0322, shall be 31 days after adoption, unless an appeal is filed pursuant to Section 12.1.1(1) of the Land Development Regulations. No development orders, development permits or land uses dependent on this resolution may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting,  
by the Board of Adjustment this 17<sup>TH</sup> day of December 2019.

Attest:

BOARD OF ADJUSTMENT OF  
COLUMBIA COUNTY, FLORIDA

  
\_\_\_\_\_  
Brandon M. Stubbs, Secretary to the  
Board of Adjustment

  
\_\_\_\_\_  
Robert F. Jordan, Chairman



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

**Board of Adjustment Hearing Date:  
Quasi-Judicial Hearing**

December 17, 2019

**SUBJECT:** V 0322 - A request for a Variance from the minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback.

**APPLICANT/AGENT:** Kriag Kennington of Family Home Center of Lake City

**PROPERTY OWNER(S):** Tena Paige

**LOCATION:** North of Woodgate Village, Unit 3 and Single Family Residences; South of Woodgate Villages, Unit 1, Single Family Residences, Dollar General, and SW Pinemount Road; East of SW Birley Road and Single Family Residences; West of Woodgate Village, Unit 1 and 2 and Single Family Residences; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 05-4s-16-02810-302

**ACREAGE:** ±0.71-acres

**EXISTING FLUM** Agriculture

**EXISTING ZONING** Agriculture-3 ("A-3")

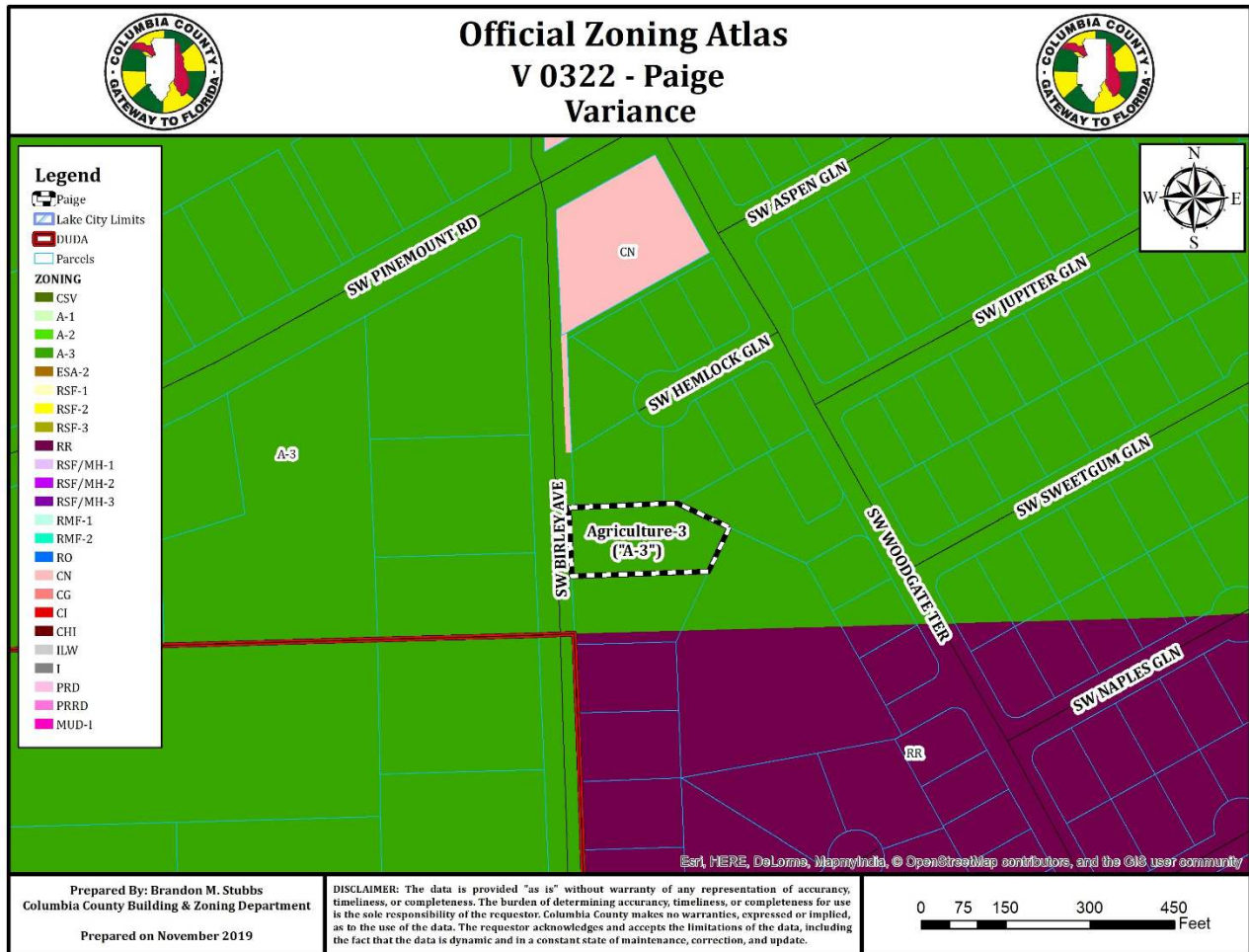
**PROJECT PLANNER:** Brandon M. Stubbs

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

# SUMMARY

The applicant is requesting a variance from the minimum yard requirements established in Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback.

**Map 1. Official Zoning Atlas with Subject Property**



The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

*"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."*

**ZONING DISTRICT COMPARISON**

<b>Zoning District:</b>	Environmentally Sensitive Area - 2 ("ESA - 2")
<b>Max. Gross Density:</b>	One (1) Dwelling Unit per Ten (10) Acres
<b>Minimum Lot Area</b>	10 Acres
<b>Floor Area Ratio:</b>	0.20
<b>Typical Uses*:</b>	Non-Intensive Agriculture, Single-Family Dwellings, Mobile Homes, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Resource-Based Recreation Facilities, and Churches and other Houses of Worship

**SURROUNDING USES**

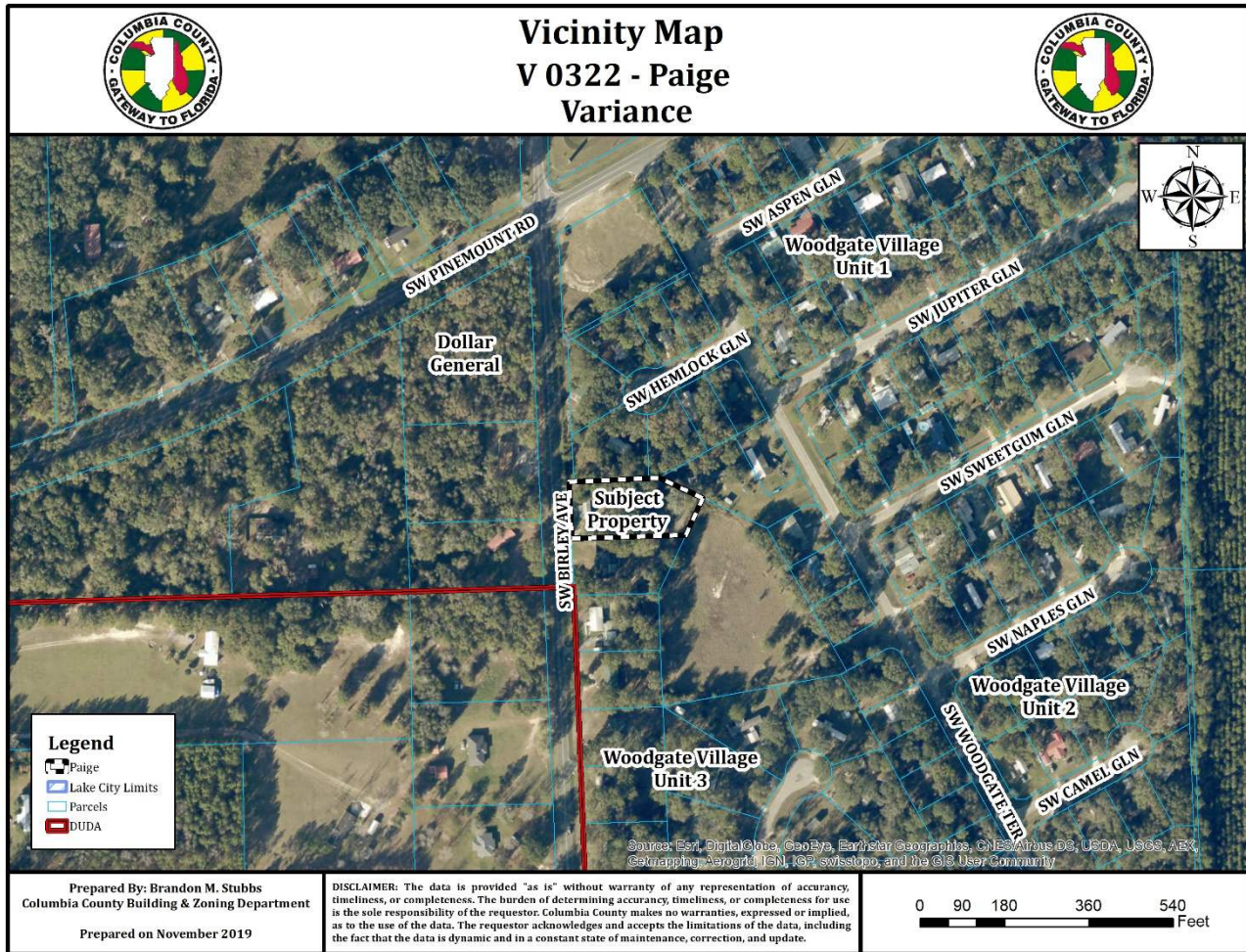
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding areas are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

**Table 1. Surrounding Land Uses**

<b>Direction</b>	<b>Existing Use(s)</b>	<b>FLUM Designation(s)</b>	<b>Zoning District(s)</b>
North	SW Pinemount Road/Dollar General/Woodgate Village, Unit 1/Single Family Residences	Agriculture	Agriculture-3 ("A-3")/Commercial, Neighborhood ("CN")
South	Woodgate Village, Unit 3/Single Family Residences	Agriculture/Residential, Low Density	Agriculture-3 ("A-3")/Rural Residential ("RR")
East	Woodgate Village, Unit 1 and 2/Single Family Residence	Agriculture	Agriculture-3 ("A-3")
West	SW Birley Road/Single Family Residences	Agriculture	Agriculture-3 ("A-3")



## Map 2. Vicinity Map



### CONSISTENCY WITH THE COMPREHENSIVE PLAN

The zoning designation that is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM Designation and the corresponding zoning designation consistent with said FLUM Designation.

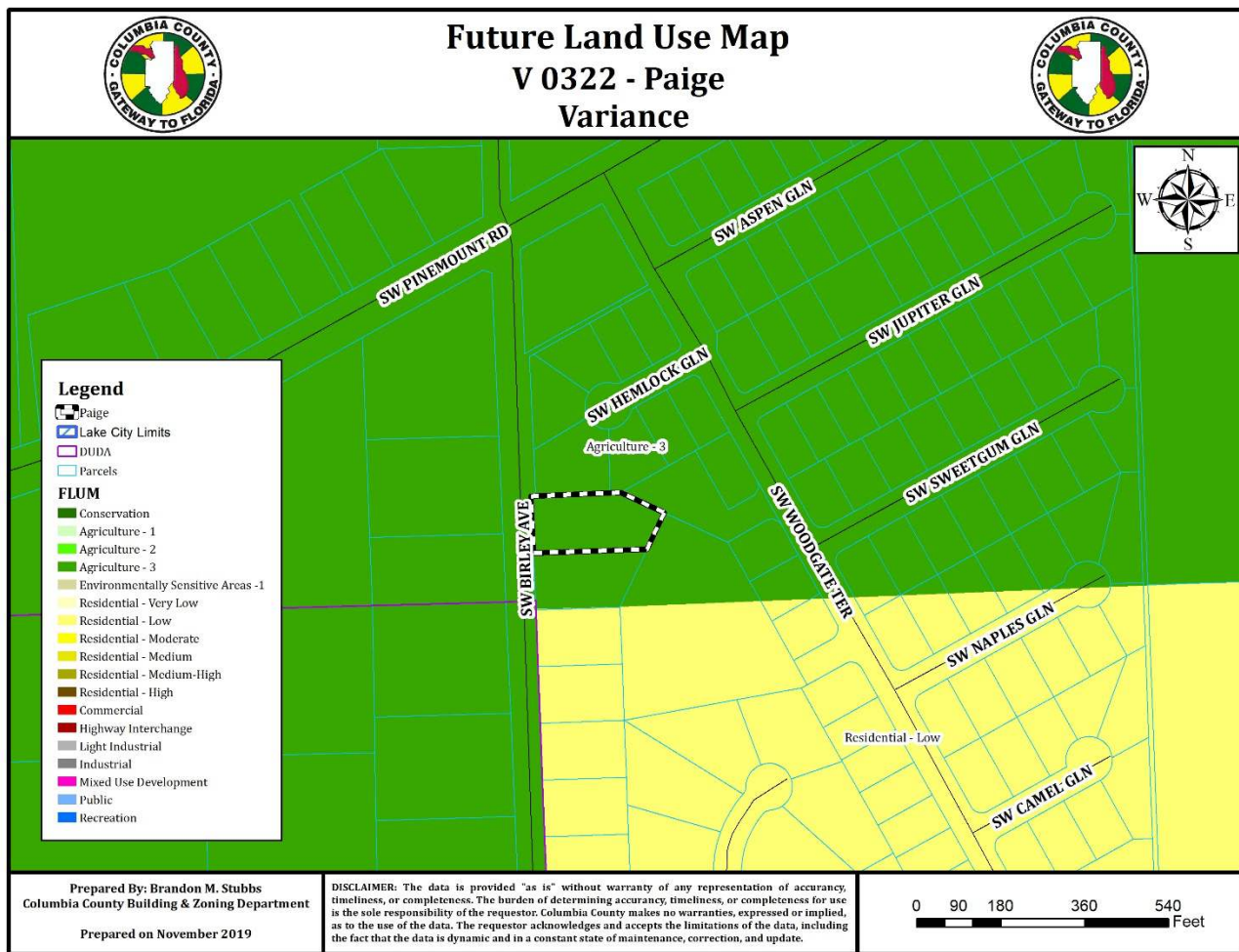
**Table 2. Zoning Consistency with Underlying Future Land Use Map Designation**

Existing FLUM Designation	Existing Zoning Designation	Consistent
Agriculture	Agriculture-3 ("A-3")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Housing Element

### Map 3. Future Land Use Map Designation



Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

### ENVIRONMENTAL CONDITIONS ANALYSIS

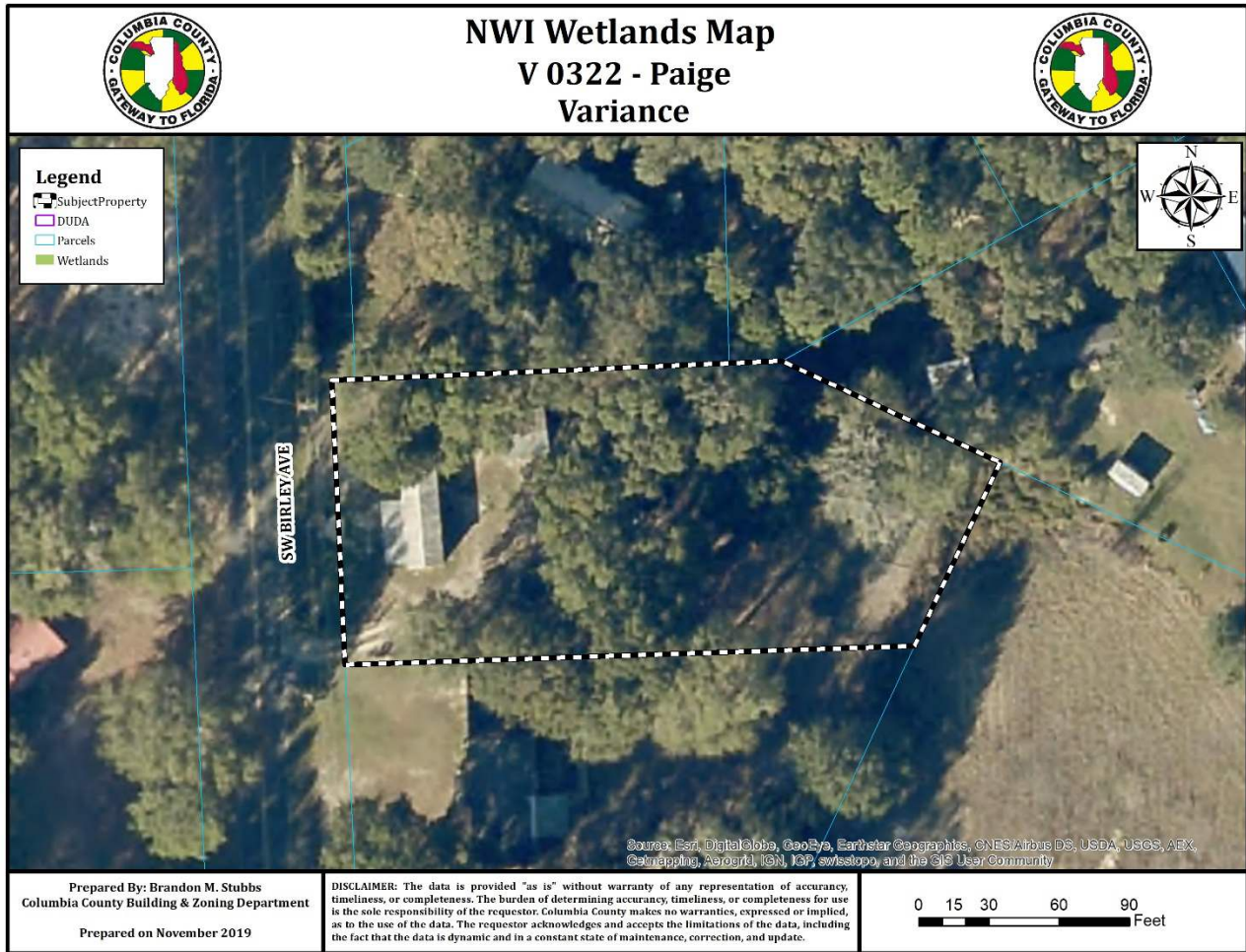
#### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

**Evaluation:** Given there are no wetlands located on-site, there are no issues related to wetlands.



## Map 4. Wetlands Map



### Soil Survey

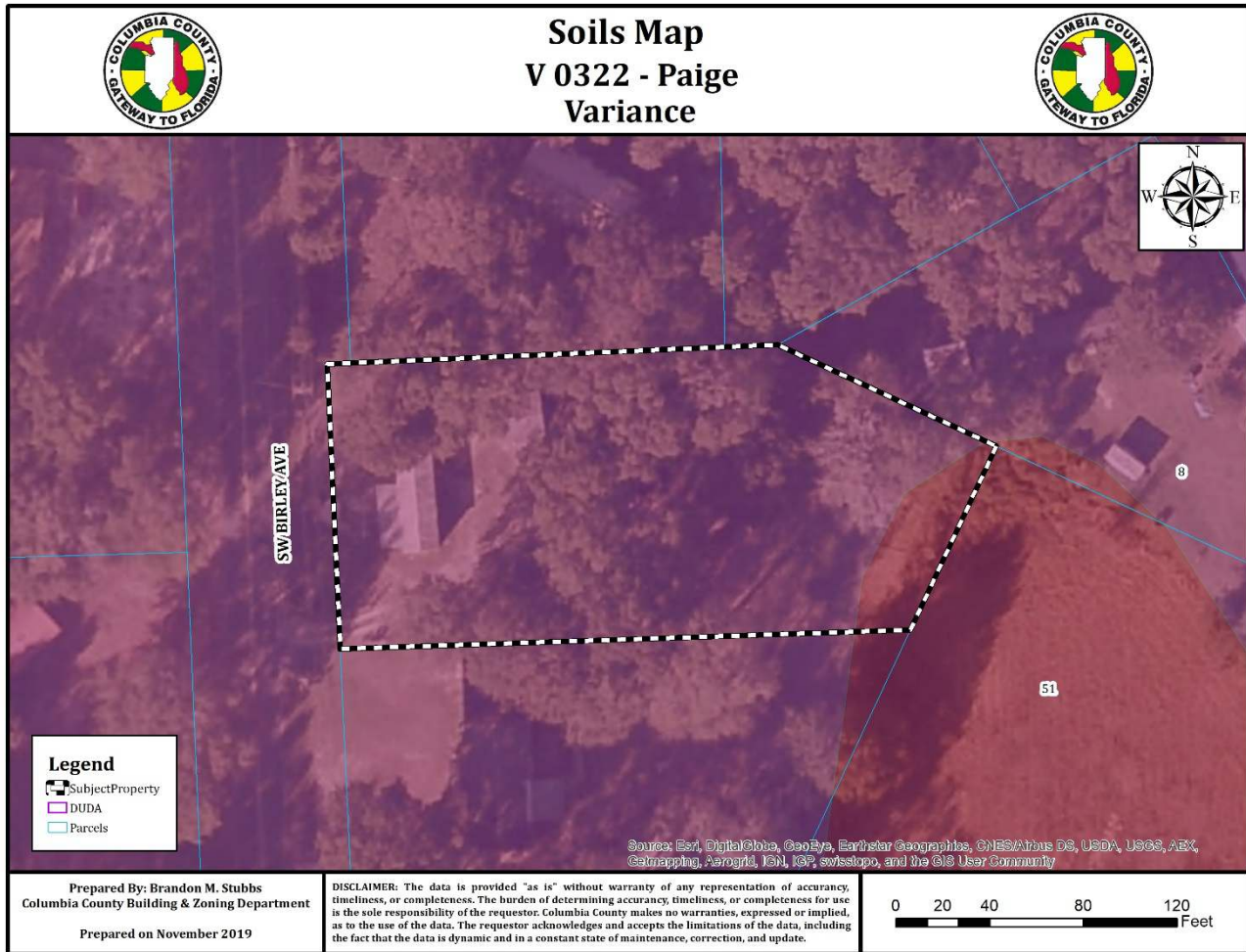
Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

- 1) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

**Evaluation:** The subject property contains Blanton Fine Sand Soil. Blanton Fine Sand Soil poses slight limitations for building development and moderate limitations for septic tank absorption fields. At this time, there are no issues related to soil suitability.

## Map 5. Soils Map



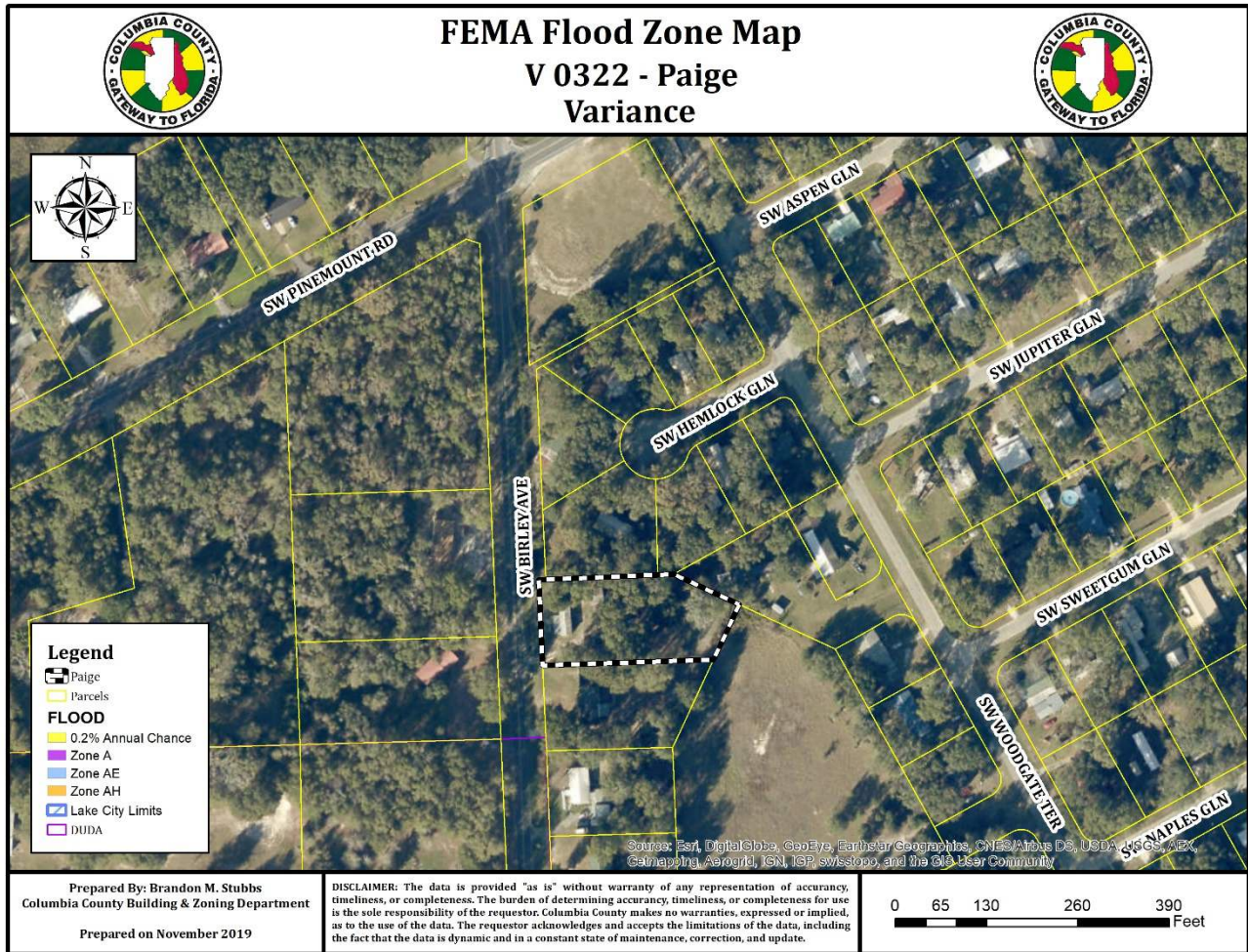
### Flood Potential

Panel 0290D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is located in Flood Zone "X" (areas determined to be outside the annual 1% chance of flood).

**Evaluation:** The area of the subject property subject to development is located in a Flood Zone "AE. The proposed residence will have to be elevated one-foot above the Base Flood Elevation while the proposed garage shall be flood proofed and provide flood vents as per the Florida Building Code. Therefore, there is no concern of flood on the subject property.



Map 6. FEMA FIRM Map (Flood Map)

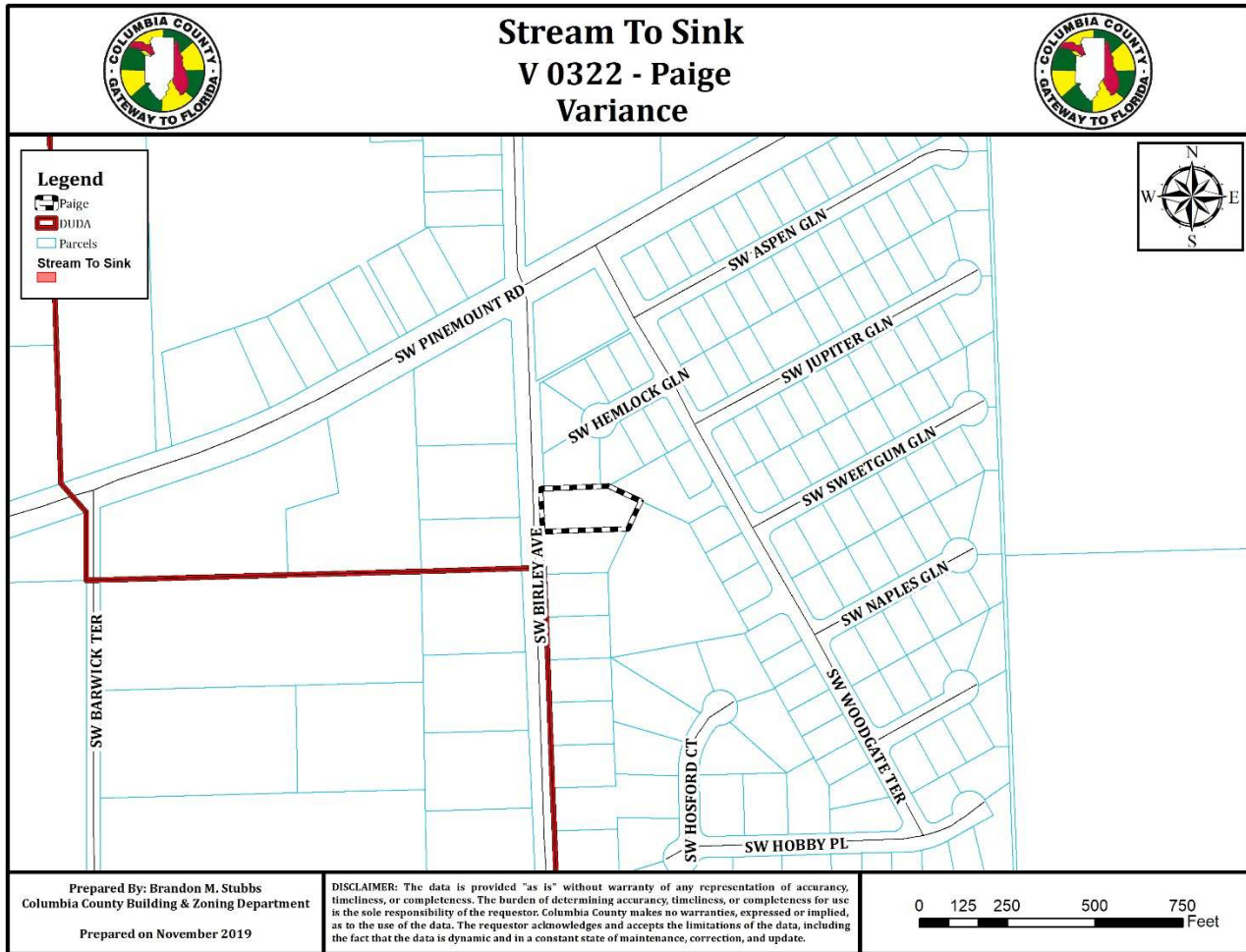


### Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

**Evaluation:** Given the subject property is not located within a Stream-to-Sink area, there is no concern related to Stream to Sink Watersheds.

## Map 7. Stream to Sink



### Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain limestone.

**Evaluation:** There are no issues related to minerals.

### Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

### Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a more vulnerable area.

**Evaluation:** While the subject property is located in a more vulnerable area, there is no issue related to aquifer vulnerability.

## **Vegetative Communities/Wildlife**

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a hardwood swamp.

**Evaluation:** There is no issue related to vegetative communities or wildlife.

## **COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS**

Section 12.3.1.2 of the Land Development Regulations ("LDRs") establishes standards with which all Variance applications must be found in compliance with. Staff's evaluation of the application's compliance with the applicable standards of Section 12.3.1.2 of the LDRs is provided below.

- 1) 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.

**Evaluation and Findings:** The applicant contends that due to the width of the lot, and the location of the existing shed, that the required 25-foot side yard setbacks wouldn't allow for placement of the mobile home within the setbacks. The applicant contends there are special conditions and/or circumstances that existed which were peculiar to the land, structure, or buildings which were not applicable to lands, structures, and/or buildings in the same zone district.

- 2) The special conditions and circumstances do not result from the actions of the applicant.

**Evaluation and Findings:** The applicant states the property is an existing legal nonconforming lot. As such, the applicant contends that the conditions and circumstances are not a direct result of the applicant.

- 3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these Land Development Regulations ("LDRs") to other lands, buildings, or structures in the same Zoning District.

**Evaluation and Findings:** The applicant contends that neighboring properties have similar setback and that granting of the variance requested will not confer on the applicant a special privilege that is denied by these LDRs to other lands or structures in the same Zoning District.

- 4) Literal interpretation of the provisions of the LDRs would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the LDRs and would work unnecessary and undue hardship on the applicant.

**Evaluation and Findings:** The applicant contends that meeting the required 25-foot side yard setback would hardship. It is not anticipated that the granting of the variance would deprive any rights commonly enjoyed by other property owners in the same zoning district.

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

**Evaluation and Findings:** The applicant states that granting the request for variance is the minimum necessary to allow for the mobile home.

- 6) The grant of the variance will be in harmony with the general intent and purpose of the LDRs, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Evaluation and Findings:** It is not anticipated that the granting of the proposed variance will be out of harmony with the general intent and purpose of the LDRs. Further, it is not anticipated that granting the proposed variance would be injurious or detrimental to public welfare.



- 7) 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:
- a. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
  - b. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.

**Evaluation and Findings:** No application for a variance has been made in respect to the subject property within the past twelve (12) months.



# Columbia County Gateway to Florida

**FOR PLANNING USE ONLY**Application # V 0322

Application Fee \$750.00

Receipt No. 748195Filing Date 11/18/19Completeness Date 11/19/19

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Tena Paige
2. Address of Subject Property: 2197 SW Birley Drive
3. Parcel ID Number(s): 05-4S-16-02810-302
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: A-3
6. Acreage: .71
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested  
(Provide a Detailed Description): South side setback deviation from 25' per County LDR's. Section 4.4.7.1  
on the South side to 20' for the New Double Wide Manufactured Home.

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kraig Kennington Title: Agent  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 136 SW Deputy J Davis Lane  
City: Lake City State: FL Zip: 32024  
Telephone: ( ) 386-623-3441 Fax: ( ) 386-719-9603 Email: kkennington3@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): Tena Paige  
Mailing Address: 2197 SW Birley Drive  
City: Lake City State: FL Zip: 32024  
Telephone: ( ) 386-438-0536 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: NA  
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 \$750. 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.

Kraig Kennington

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

10-8-19

Date

## 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 Kraig Kennington  
(Name of Person to Act as my Agent)

for Family Home Center of Lake City  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Variance for property side setback  
(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: Tena Paige

Applicant/Owner's Title: Owner

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: 386-438-0536 Date: 10-8-19

Applicant/Owner's Signature: Tena Paige

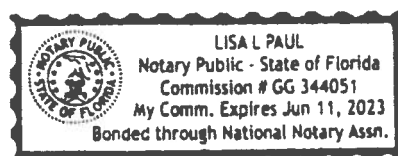
Print Name: Tena Paige

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 20 19, by Tena Paige  
whom is personally known by me ☐ OR produced identification ☒.  
Type of Identification Produced Driver's License

Lisa L. Paul  
(Notary Signature)

(SEAL)



## Paige Variance Application

### Analysis of Section 12.3.1.2 of the Land Development Regulations

**12.3.1.2 Findings.** In order to authorize any variance from the terms of these land development regulations, the board of adjustment must find:

1. 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.

***1. The owner is replacing an existing single wide mobile home with a new double wide mobile home and because of the size of the subdivided lot and seeing the location of the neighbors homes relative to the side setbacks, it was believed the setbacks were 10' and not 25'. With the existing sheds on the property and the location of the existing septic system and the new dirt pads that are required with new homes the setback on the south side property line is 21.5'. I am asking for a 20' setback on the south side property line.***

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

***2. This is a very old platted subdivision and this lot has not been altered.***

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.

***3. Neighboring property owners have similar side setbacks including the neighbor adjoining the south side property line.***

4. 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.

***4. Requiring the 25' setbacks would be a hardship to the owner.***

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

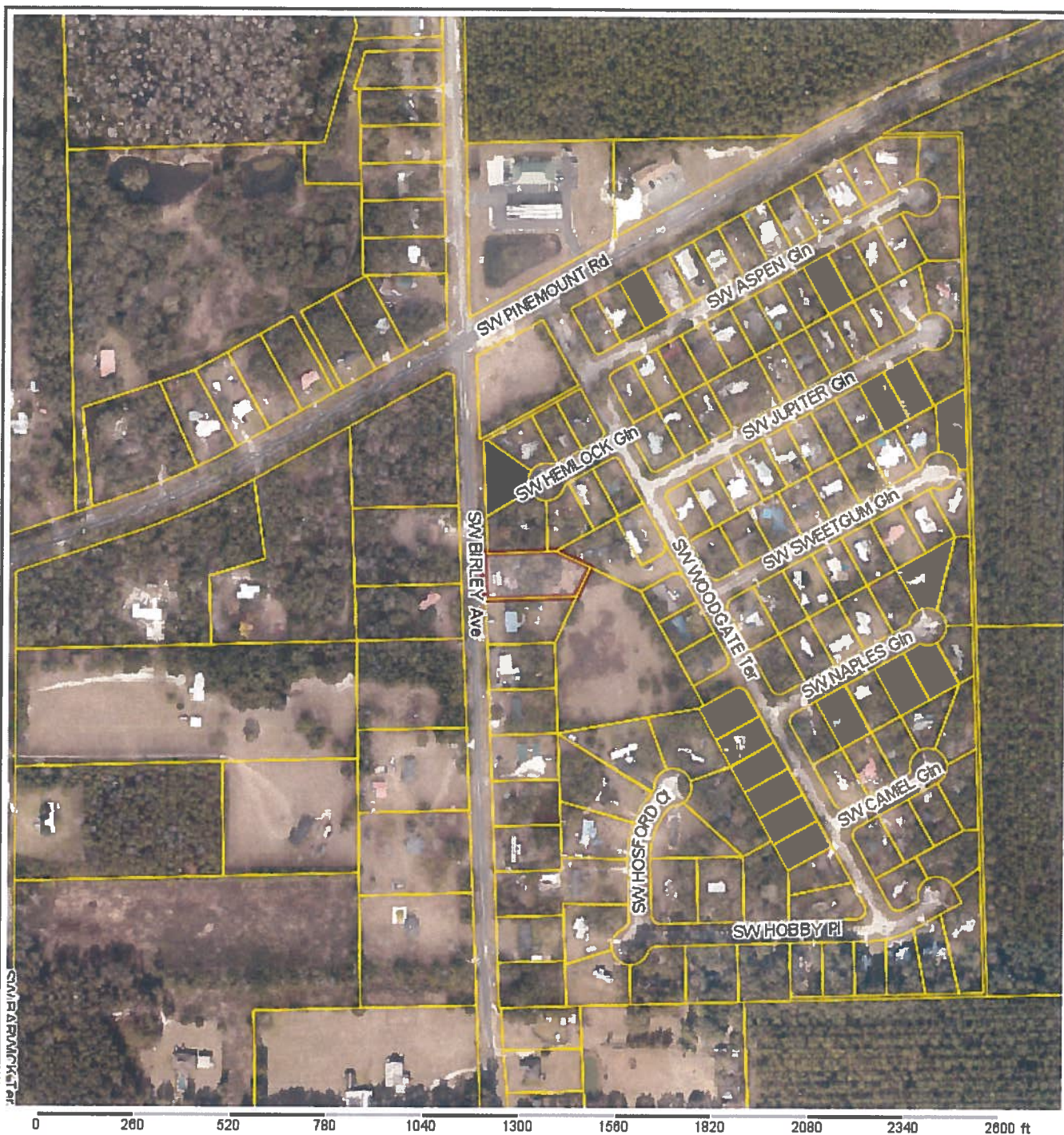
***5. This request would allow the new double wide to replace the existing old single wide.***

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.

***6. This property is located within the DUDA area and there is Rural Residential zoning two lots south or 244' south of this property with side setbacks of 10'. The request to a 20' side setback is in keeping with the intent and purpose of these LDR's because the 25' setbacks were intended for larger properties of five acres or more.***

7. 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:

***7. We are aware and acknowledge the limitation for subsequent written variances.***



## Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 05-4S-16-02810-302 HX H3** | MOBILE HOM (000200) | 0 AC

LOT 2 WOODGATE VILLAGE UNIT 3 ORB 780-335, 826-2349, 854-1075, 869-2436, QCD 994-2466, CFD 995-29 WD 1156-103(REORG OF GRANTOR) QC 1167-1332, ORDER

### PAIGE TENA

Owner: 2197 SW BIRLEY DRIVE  
LAKE CITY, FL 32024

Site: 2197 BIRLEY AVE, LAKE CITY

Sales 2/16/2016 \$100 I (U)  
4/30/2014 \$100 I (U)  
Info 7/15/2013 \$0 I (U)

2020 Working Values			
Mkt Lnd	\$13,914	Appraised	\$25,117
Ag Lnd	\$0	Assessed	\$25,117
Bldg	\$9,355	Exempt	\$25,000
XFOB	\$1,848	Total	county:\$117 city:\$117
Just	\$25,117	Taxable	other:\$117 school:\$117

### NOTES:

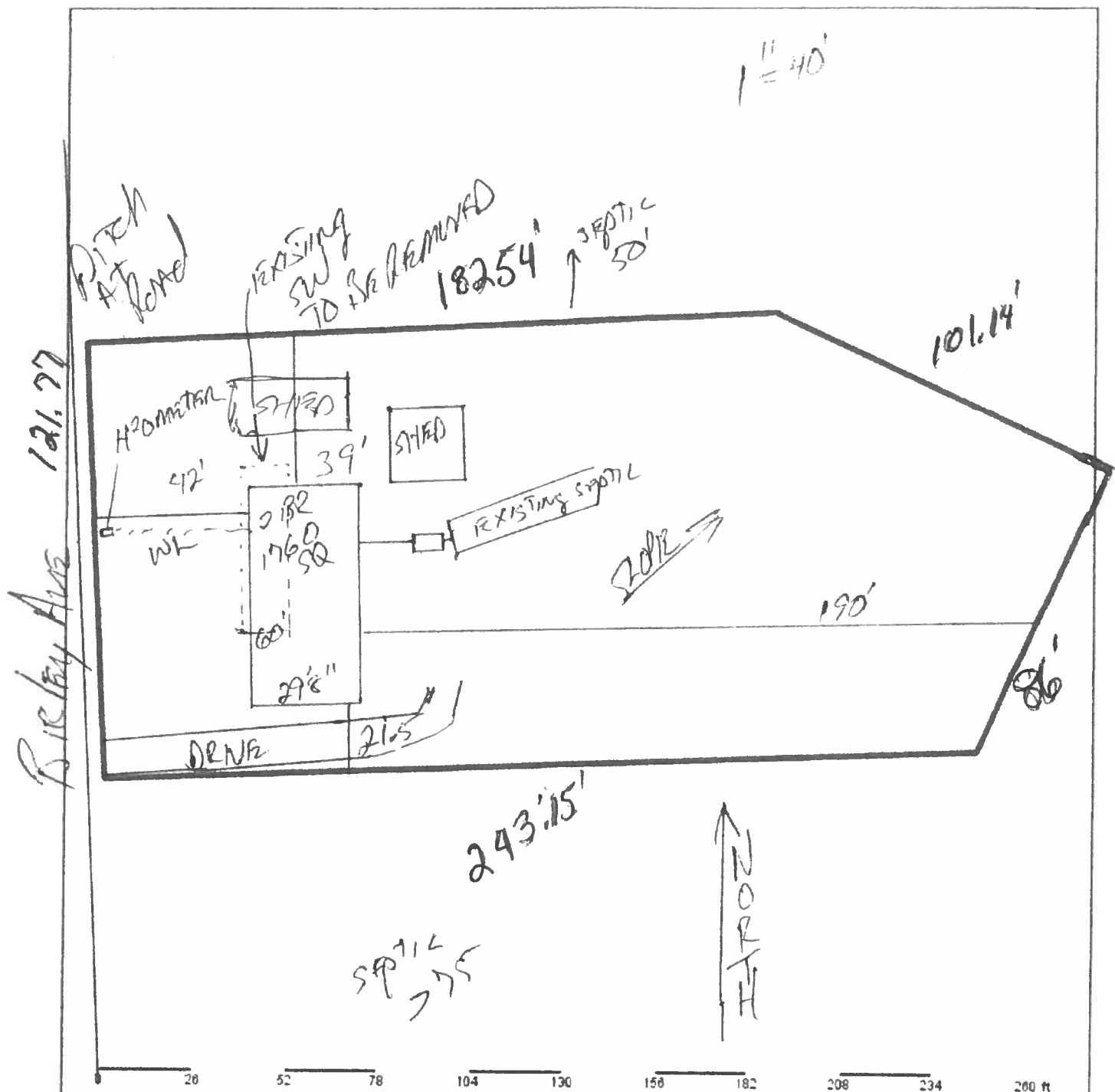


Columbia County, FL

This information was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

## Site Plan



## Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 05-4S-16-02810-302 HX H3** | MOBILE HOM (000200) | 0 AC  
 LOT 2 WOODGATE VILLAGE UNIT 3. ORB 780-335, 828-2349, 854-1075, 889-2436, QCD 994-2466, CFD 995-29, WD 1158-103 (REORG OF GRANTOR) QC 1167-1332, ORDER

**PAIGE TENA**  
 Owner: 2197 SW BIRLEY DRIVE  
 LAKE CITY, FL 32024

Site: 2197 BIRLEY AVE, LAKE CITY

Sales: 2/18/2016 \$100 1(U)  
 4/30/2014 \$100 1(U)  
 Info: 7/15/2013 \$0 1(U)

## 2018 Certified Values

Mkt Lnd	\$13,914	Appraised	\$25,555
Ag Lnd	\$0	Assessed	\$24,847
Bldg	\$9,783	Exempt	\$24,847
XFOB	\$1,848	Total	county:\$0 city:\$0
Just	\$25,555	Taxable	other:\$0 school:\$0

## NOTES:

Columbia County, FL

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com



## Legend

SRWMD Wetlands



Water Lines

Others

CANAL / DITCH

CREEK

STREAM / RIVER

Roads

Roads

others

Dirt

Interstate

Main

Other

Paved

Private

Addresses

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

A

AE

AH

Parcels

DevZones1

others

A-1

A-2

A-3

CG

CHI

CI

CN

CSV

ESA-2

I

ILW

MUD-1

PRD

PRRD

RMF-1

RMF-2

RO

RR

RSF-1

RSF-2

RSF-3

RSF/MH-1

RSF/MH-2

RSF/MH-3

DEFAULT

2018Aerials



FutureLandUseMap

Mixed Use Development

Light Industrial

Industrial

Highway Interchange

Commercial

Residential High Density  
( < 20 d.u. per acre)

Residential Medium/High Density  
( < 14 d.u. per acre)

Residential Medium Density  
( < 8 d.u. per acre)

Residential Moderate Density  
( < 4 d.u. per acre)

Residential Low Density  
( < 2 d.u. per acre)

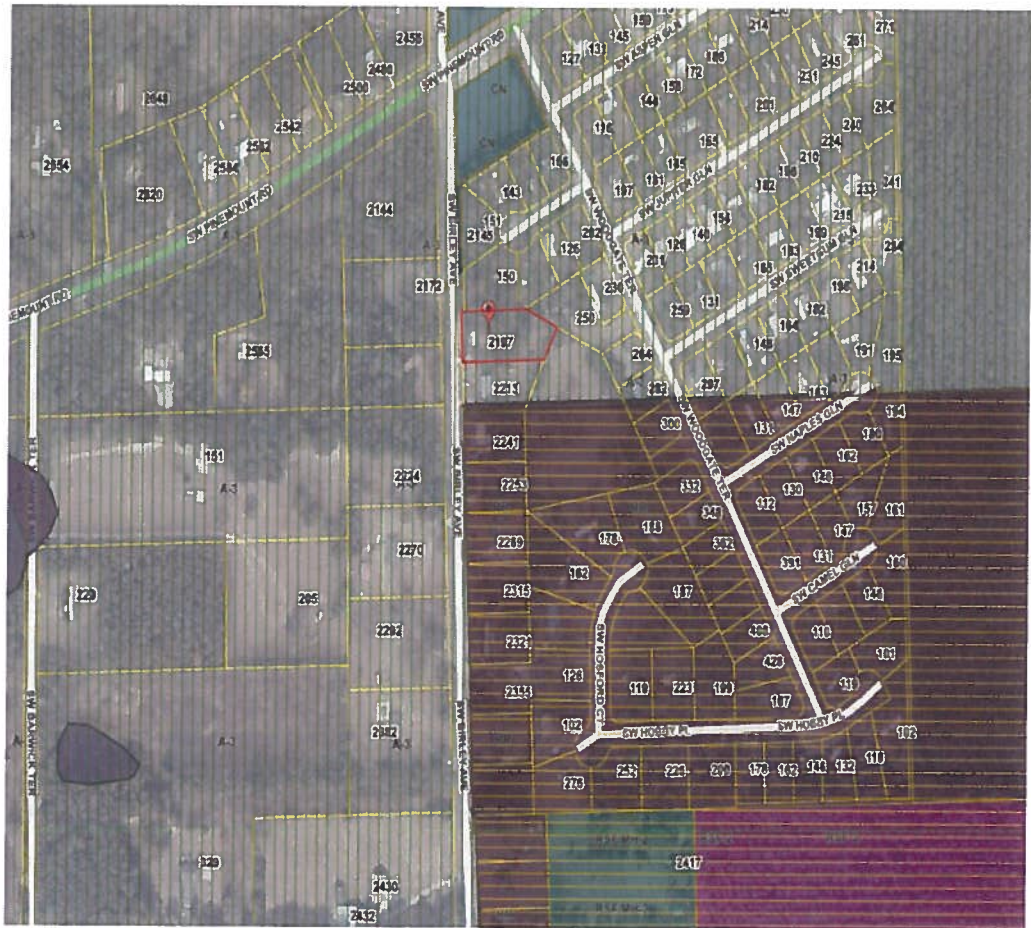
Residential Very Low Density  
( < 1 d.u. per acre)

Agriculture - 3  
( < 1 d.u. per 5 acres)

Agriculture - 2

# Columbia County, FLA - Building & Zoning Property Map

Printed: Thu Nov 14 2019 08:01:36 GMT-0500 (Eastern Standard Time)



## Parcel Information

Parcel No: 05-4S-16-02810-302

Owner: PAIGE TENA

Subdivision: WOODGATE VILLAGE UNIT 3

Lot: 2

Acres: 0.7170598

Deed Acres:

District: District 3 Bucky Nash

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.

Paige legal description:

05-4S-16-02810-302

LOT 2 WOODGATE VILLAGE UNIT 3. ORB 780-335, 826-2349, 854-1075, 869-2436, QCD 994-2466, CFD 995-29. WD 1156-103(REORG OF GRANTOR) QC 1167-1332, ORDER 1258-697, WD 1273-2245, WD 1310-459

# Columbia County Property Appraiser

Jeff Hampton

## 2020 Working Values

updated: 10/30/2019

Parcel: << 05-4S-16-02810-302 >>

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

Result: 1 of 1

Owner	PAIGE TENA 2197 SW BIRLEY DRIVE LAKE CITY, FL 32024		
Site	2197 BIRLEY AVE, LAKE CITY		
Description*	LOT 2 WOODGATE VILLAGE UNIT 3. ORB 780-335, 826-2349, 854-1075, 869-2436, QCD 994-2466, CFD 995-29. WD 1156- 103(REORG OF GRANTOR) QC 1167-1332, ORDER 1258-697, WD 1273-2245, WD 1310- 459		
Area	0 AC	S/T/R	05-4S-16E
Use Code**	MOBILE HOM (000200)	Tax District	2

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

### Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (2)	\$13,914	Mkt Land (2)	\$13,914
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$9,793	Building (1)	\$9,355
XFOB (2)	\$1,848	XFOB (2)	\$1,848
Just	\$25,555	Just	\$25,117
Class	\$0	Class	\$0
Appraised	\$25,555	Appraised	\$25,117
SOH Cap [?]	\$708	SOH Cap [?]	\$0
Assessed	\$24,847	Assessed	\$25,117
Exempt	HX H3\$24,847	Exempt	HX H3\$25,000
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$117 city:\$117 other:\$117 school:\$117



### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
2/16/2016	\$100	1310/0459	WD	I	U	11
4/30/2014	\$100	1273/2245	WD	I	U	34
7/15/2013	\$0	1258/0697	PB	I	U	18
7/31/2008	\$100	1156/0103	WD	I	U	02 (Multi-Parcel Sale) - show
9/12/2003	\$9,700	995/0029	CD	V	U	03
9/11/2003	\$9,700	994/2466	QC	V	U	03
11/20/1998	\$10,900	869/2436	CD	V	Q	
8/20/1996	\$19,000	826/2349	QC	V	U	01
8/15/1993	\$19,718	783/2364	CD	I	U	13

THIS INSTRUMENT PREPARED BY:  
Hugh D. Fish, Jr., Attorney-At-Law  
P.O. Box 531  
Macclenny, FL 32063  
Property Appraisers Parcel I.D.:

Inst: 201612003220 Date: 2/24/2016 Time: 1:04 PM

Doc Stamp-Deed: 0.70

DC, P.DeWitt Cason, Columbia County Page 1 of 2 B 1310 P: 459

SPACE ABOVE THIS LINE IS FOR PROCESSING/RECORDING DATA

## Warranty Deed

**THIS WARRANTY DEED**, Made the 16<sup>th</sup> day of February, A.D. 2016, **BARBARA J. BRADDY-SUMMERALL, unmarried widow**, County of Baker, State of FLORIDA, hereinafter referred to as the Grantor, to,

**TENA PAIGE, a single adult**, County of Columbia, State of Florida, whose address 2197 S.W Birley Drive, Lake City, Florida 32024, hereinafter referred to as the Grantee,

(Wherever used herein the terms "Grantor" and Grantee" include all parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporation)

**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, State of Florida**, viz:

**Lot #2 Woodgate Village Unit 3, a subdivision as recorded in Plat Book 6 page 83, Pubic Records of Columbia County, Florida. Including 900 gallon septic tank and 200 AMP power pole.**

**This Warranty Deed is given subject to the Deed Restrictions recorded at the Columbia County Clerk's Office, Official Records Book 767, page 1515-1517 and oil, gas and mineral rights and easements of record.**

**PREPARER DOES NOT GUARANTEE ACCURACY OF LEGAL DESCRIPTION NOR SUITABILITY OF ZONING TO INTENDED USE. THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.**

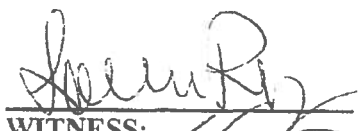
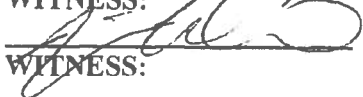
**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever. **And** the grantor hereby covenants with said grantee that the grantor had good right and lawful authority to sell and convey said land, and hereby 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, 2015.



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

**Signed, sealed and delivered in the presence of:**

  
WITNESS:  
  
WITNESS:


  
BARBARA J. BRADDY-SUMMERALL

**STATE OF FLORIDA  
COUNTY OF BAKER**

**I HEREBY CERTIFY** that on this day, before me, an officer authorized to administer Oaths and take acknowledgments, personally appeared, **BARBARA J. BRADDY-SUMMERALL, unmarried widow** known to me to be individual(s) described in and who executed the foregoing instrument, and acknowledged executed the same, that I relied upon the following form (s) of identification: FIDL  
of the above named person(s), driver's license and that an oath was not taken.

**WITNESS** my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of February A.D., 2016.



  
Notary Public  
My Commission Expires:



# Columbia County Tax Collector

generated on 11/14/2019 7:58:21 AM EST

Last Update: 11/14/2019 7:56:21 AM EST

[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

<b>Account Number</b> R02810-302	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2019
<b>Mailing Address</b> PAIGE TENA 2197 SW BIRLEY DRIVE LAKE CITY FL 32024		
<b>Property Address</b> 2197 BIRLEY SW LAKE CITY  <b>GEO Number</b> 054S16-02810-302		
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
<b>Exemption Detail</b> HX 24847	<b>Millage Code</b> 002	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b>		
05-4S-16 0200/0200 LOT 2 WOODGATE VILLAGE UNIT 3. ORB 780-335, 826-2349, 854-1075, 869-2436, QCD 994-2466, CFD 995-29. WD 1156-103 (REORG OF GRANTOR) QC 1167-1332, ORDER 1258-697, WD 1273-2245, WD 1310-459		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Exemption Value Amount Taxable Value Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	8.0150	24,847 24,847 \$0 \$0.00
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	24,847 24,847 \$0 \$0.00
LOCAL	3.9880	24,847 24,847 \$0 \$0.00
CAPITAL OUTLAY	1.5000	24,847 24,847 \$0 \$0.00
SUWANNEE RIVER WATER MGT DIST	0.3840	24,847 24,847 \$0 \$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.9620	24,847 24,847 \$0 \$0.00
<b>Total Millage</b>	<b>15.5970</b>	<b>Total Taxes \$0.00</b>
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$219.98
GGAR	SOLID WASTE - ANNUAL	\$189.66
<b>Total Assessments</b>		<b>\$409.64</b>
<b>Taxes &amp; Assessments</b>		<b>\$409.64</b>
<b>If Paid By</b>	<b>Amount Due</b>	
11/30/2019	\$393.25	
12/31/2019	\$397.35	
1/31/2020	\$401.45	
2/29/2020	\$405.54	
3/31/2020	\$409.64	

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

The Lake City Reporter  
PO Box 1709  
Lake City, FL 32056  
Phone: 386-752-1293  
Fax: 386-752-9400  
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: V 0322

NOTICE OF PUBLIC HEARING

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

12/06/2019

Affiant

Sworn to and subscribed before me this 6th day of December, 2019

Kathleen A. Riotto

My commission expires August 20, 2022



KATHLEEN A RIOTTO  
Commission # GG 229945  
Expires August 20, 2022  
Bonded Thru Budget Notary Services

pose, 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) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

550196  
December 6, 2019

NOTICE OF PUBLIC HEARING  
CONCERNING A VARIANCE  
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, 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 December 17, 2019, at 6:00 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

V 0322, a petition by Kraig Kennington of Family Home Center of Lake City, agent for Tena Paige, owner, to request a variance be granted from the minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback. The variance has been filed in accordance with a site plan dated November 18, 2019, and submitted as part of a petition filed November 18, 2019, to be located on property described, as follows:

Lot 2 of Woodgate Village, Unit 3 as per plat thereof recorded in Plat Book 6, Page 83 of the Public Records of Columbia County, Florida.

Containing 0.71 acres, more or less

Tax Parcel Number 05-4s-16-02810-302

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 purposes,



AUCTION 12/21/19 @ 9:00am  
2011 FORD  
3FAHP0GAB9R260077  
550498  
December 6, 2019

Public Auction  
To be held 12/30/2019 at  
8:00am

1CARUFAT9DC509993  
2013 JEEP  
1FMFJ7W94LB55612  
2004 FORD  
1G2ZT35N874147132  
2007 PONTIAC  
1HGGZF55E9A196093  
2014 HONDA  
1VWBN7A38EC091694  
2014 VOLKSWAGEN  
5TDJZ35HXS035837  
2013 TOYOTA533

at Bryant's Tire and Towing  
1165 East Duval St., Lake City,  
FL 32055  
BRYANT'S TIRE & TOWING  
reserves the right to accept or  
reject any and/or all bids.

550500  
December 6, 2019

NOTICE OF PUBLIC HEAR-  
ING  
CONCERNING A SPECIAL  
EXCEPTION AS PROVIDED  
FOR IN THE  
COLUMBIA COUNTY LAND  
DEVELOPMENT REGULA-  
TIONS

BY THE BOARD OF ADJUST-  
MENT OF COLUMBIA COUNTY,  
FLORIDA, NOTICE IS  
HEREBY GIVEN that, pursuant  
to the Columbia County Land  
Development Regulations as  
amended, herein referred to  
as the Land Development  
Regulations, comments, ob-  
jections and recommendations  
concerning the special excep-  
tion, as described below, will be  
heard by the Board of Adjust-  
ment of Columbia County,  
Florida, at a public hearing on  
December 17, 2019 at 6:00  
p.m., or as soon thereafter as  
the matter can be heard, in the  
School Board Administrative  
Complex located at 372 West  
Duval Street, Lake City, Flori-  
da.

SE 0607, a petition by James  
Johnston of Shotts and Bowen,  
LLP, as agent for Bertie D  
Pursley, owner, to request a  
special exception be granted as  
provided for in Section 4.2.34  
of the Land Development Reg-  
ulations to allow for a wireless  
communication facility as an  
essential service within the  
Agriculture-3 (A-3) Zone Dis-  
trict. The special exception has  
been filed in accordance with a  
site plan dated November 6,  
2019, to be located on property  
described, as follows:

The N 1/2 of the NW 1/4 of Sec-  
tion 36, Township 4 South,  
Range 17 East, Columbia  
County, Florida.  
Containing 77 acres, more or  
less.

Tax Parcel Number 36-4s-17-  
09045-000

SE 0608, a petition by James  
Johnston of Shotts and Bowen,  
LLP, as agent for Donna K.  
Frankenhausen, owner, to re-  
quest a special exception be  
granted as provided for in Sec-  
tion 4.2.34 of the Land Devel-  
opment Regulations to allow for  
a wireless communication facil-  
ity as an essential service within  
the Agriculture-3 (A-3) Zone  
District. The special exception  
has been filed in accordance  
with a site plan dated Novem-  
ber 6, 2019 and submitted as  
part of a petition dated Novem-  
ber 6, 2019, to be located on  
property described, as follows:  
TOWNSHIP 7 SOUTH, RANGE  
17 EAST, SECTION 30, THE  
WEST 1/2 OF THE SOUTH-  
WEST 1/4 OF THE NORTH-  
WEST 1/4, AND THE WEST  
82-50 FEET OF THE EAST 1/2  
OF THE SOUTHWEST 1/4 OF  
THE NORTHWEST 1/4, LESS  
AND EXCEPT FOR THE RIGHT  
OF WAY FOR STATE ROAD  
S-138.

Containing 20.5 acres, more or  
less.

Tax Parcel Number 30-7s-17-  
10069-002

The public hearing may be con-  
tinued 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 an-  
nounced during the public hear-  
ing and that no further notice  
concerning the matter will be  
published, unless said contin-  
uation exceeds six calendar  
weeks from the date of the  
above referenced public hear-  
ing.

At the aforementioned public  
hearing, all interested parties  
may appear to be heard with  
respect to the special excep-  
tion.

Copies of the special exception  
are available for public inspec-  
tion at the Office of the County  
Planner, County Administrative  
Offices, 135 Northeast Hernan-  
do Avenue, Lake City, Florida,  
during regular business hours.  
All persons are advised that if  
they decide to appeal any deci-  
sion made at the above refer-  
enced public hearing, they will  
need a record of the proceed-  
ings, and that, for such pur-  
pose, 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 ac-  
cordance with the Americans  
with Disabilities Act, persons  
needing a special accommo-  
dation 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)  
758-1005 or by Telecommuni-  
cation Device for Deaf at (386)  
758-2139.

550191  
December 6, 2019

NOTICE OF PUBLIC HEAR-  
ING  
CONCERNING A VARIANCE  
AS PROVIDED FOR  
IN THE COLUMBIA COUNTY  
LAND DEVELOPMENT REGU-  
LATIONS

BY THE BOARD OF ADJUST-  
MENT OF COLUMBIA COUNTY,  
FLORIDA, NOTICE IS  
HEREBY GIVEN that, pursuant  
to the Columbia County Land  
Development Regulations, as  
amended, herein referred to  
as the Land Development  
Regulations, comments, ob-  
jections, recommendations and  
comments concerning the vari-  
ance, as described below, will  
be heard by the Board of Ad-  
justment of Columbia County,  
Florida, at a public hearing on  
December 17, 2019, at 6:00  
p.m., or as soon thereafter as  
the matters can be heard, in the  
School Board Administra-  
tive Complex located at 372  
West Duval Street, Lake City,  
Florida.

V 0322, a petition by Craig Ken-  
nington of Family Home Center  
of Lake City, agent for Tena  
Paige, owner, to request a vari-  
ance be granted from the mini-  
mum yard requirements of Sec-  
tion 4.5.9 of the Land Develop-  
ment Regulations to allow for a  
deviation from the required 25-  
foot south side yard setback to  
allow for a 20-foot south side  
yard setback. The variance has  
been filed in accordance with a  
site plan dated November 18,  
2019, and submitted as part of  
a petition filed November 18,  
2019, to be located on property  
described, as follows:  
Lot 2 of Woodgate Village, Unit  
3 as per plat thereof recorded  
in Plat Book 6, Page 83 of the  
Public Records of Columbia  
County, Florida.  
Containing 0.71 acres, more or  
less.

Tax Parcel Number 05-4s-16-  
02810-302

The public hearing may be con-  
tinued to one or more future  
dates. Any interested party  
shall be advised that the date,  
time and place of any contin-  
uation of the public hearing shall  
be announced during the public  
hearing and that no further no-  
tice concerning the matter will  
be published, unless said contin-  
uation exceeds six calendar  
weeks from the date of the  
above referenced public hear-  
ing.

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 North-  
east 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 Ameri-  
cans with Disabilities Act, per-  
sons needing a special accom-  
modation 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)  
758-1005 or by Telecommuni-  
cation Device for Deaf at (386)  
758-2139.

550196  
December 6, 2019

## 125-MISCELLANEOUS

After 35 years of providing sur-  
veying and engineering ser-  
vices, we have decided it is  
time to close the doors of **Don-  
ald F. Lee & Associates, Inc.**  
We are extremely thankful and  
forever grateful for the com-  
munities that have trusted our pro-  
fessional services and the friends  
we have made along the way.  
We will be closing the doors to  
our business on December 20,  
2019. Thank you for your friendship  
and generosity over the years.  
Sincerely,  
Donald & Laverne Lee

## CLASS REUNION 1949-1993

Where: Cracker Barrel  
When: Friday, Dec. 13, 2019,  
11:30 a.m. Questions: Julia  
386-752-7544 or Morris 386-  
82-4710

GUNSHOW: 12/7 & 12/8 @  
The Fairgrounds, Hwy 247,  
Lake City. \$6 Sat 9am-4pm,  
Sun 9am-3pm. Info: 386-325-  
6114 or cliffhangersgun-  
shows.com  
DOLLAR OFF WITH THIS AD

## 305-GENERAL

Front Desk, customer service &  
basic clerical experience a  
plus, will train. Good pay. In-  
dividual must be responsible w/  
good work history. 32 hrs/week.  
Apply in person. NO CALLS.  
America's Best Value Job  
Lake City 3835 W US Hwy 90.  
**Nickey Gregory Co.** Of White  
Springs Fl. Now hiring local &  
regional class A & class B  
Drivers Home daily, great pay  
and benefits. Must be able to  
pass DOT physical and drug  
screen call Chad 770-294-0055  
or chad@nickeygregory.com

## 405-YARD SALES

154 NW Cypress Cove Dr Sat,  
9-1. Tools, fishing lures, Job  
box, Oker DR 1950, antique  
tiger oak DR table/chairs, knife  
collection, miscellaneous.

PUBLISHER'S NOTE  
All Yard Sale Ads  
Must be Pre-Paid.

## 405-YARD SALES

### Yard Sale

Sat. Dec 7th 8am  
157 SW Garden Ct. Calloway  
S/D. HUGE SALE.

## 445-MISCELLANEOUS FOR SALE

Coastal Hay, round rolls, barn  
kept, good horse hay. Cow hat,  
weed free. High in protein, test-  
ed, 56-57 net wrapped. We are  
still cutting coastal hay. Call  
386-364-1720 or 386-206-5093.

**WE BUY TIMBER:** Pine and  
hardwood. 3-4 semi load mini-  
mum. Call 386-288-6875.

Wood frame electric heater/fire-  
place, 1500W. Can use as cor-  
ner unit. 34"W x 37"H. Excel-  
lent cond. \$225. 239-671-9235.

## 605-PETS & ANIMALS FOR SALE

**Cows for Sale,** 10 head, all  
bred, some with calves, \$7,500  
for all. Can deliv. 352-575-7498.

**PUBLISHER'S NOTE**  
Florida Law 628.29 requires  
dogs and cats being sold to be  
at least 8 weeks old and have a  
health certificate from a li-  
censed veterinarian document-  
ing they have mandatory shots  
and are free from intestinal and  
external parasites. Many  
species of wildlife must be li-  
censed by Florida Fish and  
Wildlife. If you are unsure, con-  
tact the local office for informa-  
tion.

## 620-WANTED TO BUY PETS & ANIMALS

**Want to buy cattle.** All kinds  
352-339-3018

**Wanted to lease pasture** for  
cattle. 352-339-3018

## 710-APARTMENTS FOR RENT

2BR/2BA w/garage, 5 min from  
VA. Call 386-755-4590 or 386-  
365-8426.

## 740-COMMERCIAL FOR RENT

**Professional Office space**  
for rent. 1750 sq ft, 3 offices  
with reception area located at  
738 SW Main Blvd, great sig-  
nage and visibility. Short or  
long term lease available. Call  
386-365-1925.

## 805-HOMES FOR SALE

**PUBLISHER'S NOTE**  
All real estate advertising in this  
newspaper is subject to the fair  
housing act which makes it ille-  
gal to advertise "any prefer-  
ence, limitation, or discrimina-  
tion based on race, color, reli-  
gion, sex, disability, familial sta-  
tus or national origin; or any in-  
tention to make such prefer-  
ence, limitation or discrimina-  
tion." Familial status includes  
children under the age of 18 liv-  
ing with parents or legal custo-  
dians, pregnant women and  
people securing custody of chil-  
dren under the age of 18. This  
newspaper will not knowingly  
accept any advertising for real  
estate which is in violation of  
the law. Our readers are here-  
by informed that all dwellings  
advertised in this newspaper  
are available on an equal op-  
portunity basis. To complain of  
discrimination call HUD toll free  
at 1-800-669-9777, the toll free  
telephone number to the hear-  
ing impaired is 1-800-927-9275.

550196  
December 6, 2019

Is your  
business  
growing  
on the web?

Bring  
customers  
to your  
site.

We can help.  
Call us for more information.

Lake City Reporter  
386.752.1293



BRENT KUYKENDALL/Lake City Reporter  
Columbia's Max Bavar fights for possession of the ball with West Nassau's Sammy Bennett on Thursday night.

## HOME

Continued From 1B

tonight," Hickman said. "This is what I was looking to see. What would happen after a game like Tuesday? They responded very well. I'm very proud of them."

It didn't take long for Columbia to get on the scoreboard as Rigdon made a pretty pass to Sauer in the fourth minute that Sauer sent flying towards West Nassau goalkeeper Sean Mellecker, who deflected the shot for a save. But Cisse was in the right place at the right time and footed the rebound into the net to put the Tigers ahead 1-0.

Strickland then scored his first goal of the season in the sixth minute but the Warriors answered in the 17th minute after a penalty set up a free kick for Will Carroll, who nailed it past goalkeeper Colby Strickland to cut Columbia's lead in half. But it was all Tigers from there as Rigdon assisted Bavar for a goal in the 18th minute to answer right back before West Nassau pulled Mellecker in favor of Hayden Roberts.

It didn't make much of a difference, though. Engle later scored in the 29th minute on Medina-Rodriguez's pass for his first goal of the year and Columbia went into halftime up 5-1 following Medina Rodriguez's first goal in the 38th minute.

"Marcos is a junior that's recovering from a broken nose in the preseason," Hickman said. "I'm not surprised by how he's playing but I thought it may take him

a little bit longer to get going. Obviously the play he made down on the left wing was very nice and he was able to finish so I'm very pleased that he is back and seems to be in form relatively quickly."

The Tigers continued to pour it on in the second half, with Cisse scoring his second goal of the night thanks to a pass from Sauer. Cisse, who moved into town from Virginia in the offseason, leads the team with five goals so far this season.

"Izzy has been a pleasant surprise," Hickman said. "He's gaining confidence and he's found his role and his place on the team. He seems to know where to be at the right time and he can put the ball around to help out. He's our leading goal scorer on a team that needed that. We needed that person that could make the play at the right time."

Caballero scored via a free kick in the 69th minute before Medina-Rodriguez finished things off with a goal in stoppage time. Robert finished with eight saves while Mellecker had three.

Strickland didn't see much action in Columbia's net, only forced to save two shots the entire night — both in the first half.

The Tigers now travel to Fort White tonight for a 6 p.m. kickoff in their county rivalry. It just one of five road matches left for Columbia compared to nine remaining home games.

"It was nice to be at home for the first time," Hickman said. "They enjoyed it and we're looking forward, especially on the back end of the schedule, most of the games are at home which should help us down the stretch."

## CHS

Continued From 1B

including Na'Haviya Paxton's 14 steals and 10 from Anzarria Jerkins. The sophomore guards both posted double-doubles as well, with Jerkins scoring a team-high 28 points and Paxton dropping 22.

Jerkins, who missed the Gainesville game with an illness, returned to the starting lineup Thursday and played lights out with Paxton.

"Oh my gosh," Perry said of Jerkins and Paxton. "They've been playing together since middle school, and you can tell. The good thing for me is that they're still young and have a lot of learning to do. If they stick with it and keep going, they're going to be something to watch."

"I'm glad Anzarria was back. She tried to make up for missing the last game and she was our spark plug tonight. And Na'Haviya was unreal with the steals. She moves well in space and if she gets her hands on the ball, she normally comes up with it." The Lady Tigers trailed 6-5 after the first quarter and had just two points until Paxton hit a three at the buzzer. CHS went on a 12-0 run in the second and led 26-15 at the half.

"I kept looking at the scoreboard," Perry said, "and I'm thinking, 'What in the world is going on?'



ZACH ABOLVERDI/Lake City Reporter  
Columbia guard Na'Haviya Paxton shoots a 3-pointer against Hamilton County on Thursday night.

Well, we looked at the stat sheet and they weren't really taking their shots. So we weren't being aggressive.

"Well, you miss 100 percent of the shots you don't take. Hopefully they got the message. Because that little lack of focus in the first half could hurt us down the road. Thankfully, our defense held us down."

Columbia held the Trojans to nine points in the third, going on a 20-2 run during the quarter. With a 61-24 lead heading into the fourth, the Lady Tigers received a run-

ning clock and cleared the bench.

"What can I say? If they keep playing defense like this, we'll be some trouble for other teams," Perry said. "The way we operated the press, especially in that second half, I couldn't ask for anything better. We got some things to clean up, but I'm happy."

## UP NEXT

CHS will be back in action Friday, playing host to Suwannee at 7:30 p.m. The Bulldogs have a 2-2 record this season.

Posted on 12/6/19 Brand on M. Stubbs

Digitally signed by Brandon M. Stubbs  
Date: 2019.12.18 12:07:11 -05'00'

# **PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA.**

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 **December 17, 2019 at 6:00 p.m.** or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

**V 0322, a petition by Kraig Kennington of Family Home Center of Lake City, agent for Tena Paige, owner, to request a variance be granted from the minimum yard requirements of Section 4.5.9 of the Land Development Regulations to allow for a deviation from the required 25-foot south side yard setback to allow for a 20-foot south side yard setback. The variance has been filed in accordance with a site plan dated November 18, 2019, and submitted as part of a petition filed November 18, 2019, to be located on property described, as follows:**

Lot 2 of "Woodgate Village, Unit 3" as per plat thereof recorded in Plat Book 6, Page 83 of the Public Records of Columbia County, Florida.

Containing 0.71 acres, more or less

Tax Parcel Number 05-4s-16-02810-302

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 forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION, CONTACT  
BRANDON M. STUBBS, COMMUNITY  
DEVELOPMENT COORDINATOR AT (386)  
754-7119**





**PUBLIC NOTICE**  
LAND USE ACTION