

**COLUMBIA COUNTY  
BOARD OF ADJUSTMENT  
JANUARY 23, 2025 MEETING AGENDA  
Tourist Development Office  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.**

**PLEDGE TO THE U.S. FLAG  
INVOCATION  
ROLL CALL**

**Public Hearings**

V240703 – A petition by GuXingyou & Wang, owner, requesting a Variance of setback regulation of 150” to 5’ for kennels from property line of new split needed required by insurance provider the lands as described below:

Parcel # 11-7S-17-09983-016

PART OF LOT 20 BICENTENNIAL ACRES UNIT 1 DESC AS FOLLOWS: BEG AT SW COR OF LOT 20, RUN N 21 DEG E 711.37 FT, N 54 DEG W ALONG CURVE 29.76 FT, S 33 DEG W 498.90 FT, S 268.63 FT, E 65.92 FT TO POB & ALSO PART OF LOT 21 OF BICENTENNIAL ACRES DESC AS FOLLOWS: BEG AT SW COR OF LOT 21 & RUN N 21 DEG E 711.37 FT, S 12 DEG E 662.80 FT, W 402.50 FT TO POB. 763-887, 978-2675, 978-2676, QCD 1194-839, QCD 1199-1033, WD 1317-1868, ORB 624-550, 674-185, 776-1889, 781-1521, 882-312, QC FROM MICHAEL 897-1281, CASE #00-187-DR 899-2029, 1046-1025, QCD 1194-838, WD 1317-1868,

**SV241201** – A petition by James Judd, owner, requesting a Variance of subdivision regulations on the lands as described below:

Parcel # 22-5S-17-09325-002

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. WD 1184-179, QC 1372-2419, WD 1501-2699, WD 1501-2703, WD 1517-427

**V2241202** – A petition by Eric Johnson, Owner, requesting a variance of the side setback from 25’ to 15’ for a shed on the lands as described below:

Parcel # 21-3S-16-02240-027

LOT 27 PINE RIDGE S/D. 706-114, 765-1444, WD 1071-1849, WD 1072-1648, QC 1293-592,593, WD 1449-2561, DC 1461-2737, WD 1502-465,

Parcel # 30-4S-17-08874-001

**Staff Matters**

**Adoption of the December 12 , 2024 Board of Adjustment Meeting Minutes.  
Adjournment**



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 240703

Application Fee \$950.00

Receipt No. 768248

Filing Date 7-16-2024

Completeness Date \_\_\_\_\_

46249

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Splitting the existing lot 20 into two to renew the home insurance
2. Address of Subject Property: 578 SE Brawley Terr, High Spring
3. Parcel ID Number(s): R00083-013 09983-016
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: Lot 20
6. Acreage: 4.44
7. Existing Use of Property: Home and Dog Kennel
8. Proposed use of Property: no change (keep existing use).
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested  
(Provide a Detailed Description): We were asked by the state home insurance company to separate the home from the dog kennel to renew the home insurance early 2024. Thus, we filed a split request with Property Appraiser, Columbia County, FL on May 17, 2024, and did a survey as suggested by the property appraiser office to prepare for the splitting. We are filing this application for the variation also as suggested by the office.

ask for 5 ft setback from the boarder line  
4.4. 7 SIDE YARD AND 4.5, 7, 12 150 FT SETBACK FOR KENNEL

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Gu, Xingyou & Wang, You Title: 11-7S-17/0148 0 ACRES  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 578 SE BRAWLEY TER  
City: HIGH SPRINGS State: FL Zip: 32643-1524  
Telephone: ( ) 605XINGYOU6900749 Fax: ( ) Email: XINGYOU.GU@SDSTATE.EDU

**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: \_\_\_\_\_

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

✓ 240703  
Gu PKT

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.

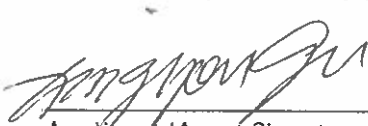
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

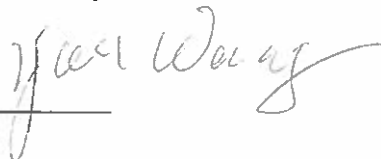
I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

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.

**XINGYOU GU**

Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature



**JULY 15, 2024**

Date

# Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 11:22:18 GMT-0500 (Eastern Standard Time)



Parcel No: 11-7S-17-09983-016

Owner: GU XINGYOU, WANG YOU

Subdivision: BICENTENNIAL ACRES UNIT ONE

Lot:

Acres: 4.443078

Deed Acres: 4.49 Ac

District: District 4 Everett Phillips

Future Land Uses: Agriculture - 3, Conservation, Environmentally Sensitive Areas -1

Flood Zones: AE, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Official Zoning Atlas: A-3, CSV, ESA-2

APPEAL FOR SPECIAL EXCEPTION  
TO  
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY

Date Filed 12-20-06 Special Exception Request No. 0454  
Received by 12-20-06 Date Set For Hearing 1-25-06  
Date Hearing Held \_\_\_\_\_ Published Notice Made \_\_\_\_\_  
Newspaper \_\_\_\_\_  
Fee Paid ☒ Reciept No. 3566 Amount 750.00 Date 12-20-06  
Comments: (Indicate other actions, such as continuations) \_\_\_\_\_

Action by Board on Request for a Special Exception \_\_\_\_\_  
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT *mail to:*

Information concerning Title Holder(s) and Agent  
Name of Title Holder(s) MARILU GRANT & Michael Desjardins *16011 SW Archer Rd. Archer, FL 32618*  
Address 578 SE Browley Terr. High Springs, FL 32618  
Zip \_\_\_\_\_ Phone 386 454-8217  
Any other persons having any ownership, interest in subject property ? YES  
NO NO  
If YES, Please list such person(s) \_\_\_\_\_

**NOTE:** If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman < Board of Adjustment, MUST be attached to this application at the time of submittal, stating such appointment.

Title Holder(s) Representative (Agent), if applicable \_\_\_\_\_  
Address \_\_\_\_\_  
ZIP \_\_\_\_\_ Phone \_\_\_\_\_

A Special Exception is requested in conformity with the powers vested to permit the \_\_\_\_\_  
(insert use or construction proposed)  
on the property described below, and in conformity with the plans on permit number \_\_\_\_\_ dated \_\_\_\_\_

Location and Use:

Legal Description Lot 20 - Bicentennial Acres, Unit 1 ORB624-550, 674-185  
776-1889, 731-1521, 882-312

Tax Parcel Number Lot 20: 11-75-17-09983-013

Location or Address of Property 578 SE Brawley Terr  
High Springs, FL 32618

Size of Property 6.9 acres

Present Use RESIDENTIAL  
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category A-3

Zoning District A-3

Actions by Applicant on Property

Permit applied for and denied? \_\_\_\_\_ Permit Application No. \_\_\_\_\_  
A previous appeal. \_\_\_\_\_  
\_\_\_\_\_ was made with respect to premises,  
\_\_\_\_\_ was not Appeal Application No. \_\_\_\_\_

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. State the Section, of the Zoning Regulations for which a Special Exception is requested.

2. State the ground on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Zoning Regulations.

Boarding/Grooming/Bathing Facility for Pets

- c. plans for screening and buffering with reference as to type, dimensions, and character;
- d. proposed landscaping; and
- e. proposed signs and lighting, including type, dimensions, and character. Where these zoning regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.

3. Any person or persons, jointly or severally, aggrieved by any decision or action of the Board of Adjustment may apply to the Board of County Commissioners for review of such decision within thirty (30) days after the rendition of the decision by the Board of Adjustment.

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

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)

Mr. Bart Michael Dwyer

(Signature)  
Title Holder(s) or Authorized Agent

12/20/06  
Date

### NOTICE TO APPLICANTS

1. A special exception is a use that would not be appropriate or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such uses may be permissible in a zoning classification or district as a special exception if specific provision for such a special exception is made in the Zoning Regulations.

2. The following is required to be submitted along with the , appeal for a Special Exception:

a. site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off street parking and off street loading areas, and refuse and service areas; and required yards and other open spaces;

b. plans showing proposed locations for utility. hook-up;





# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V

Application Fee \$950.00

Receipt No.

Filing Date

Completeness Date

68313

241201

769185

12-17-2024

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: MEREDITH BARN
2. Address of Subject Property: 163 SW REDGFIELD FARMS GLN FT WHITE, FL 32038
3. Parcel ID Number(s): 03-65-16-03767-318
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: A-1
6. Acreage: 6.88
7. Existing Use of Property: A-1, RESIDENTIAL
8. Proposed use of Property: A-1, RESIDENTIAL
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): BUILDING THAT HOUSES ANIMALS REQUIRES 100' SETBACK FROM PROPERTY LINES WE ARE REQUESTING TO BE ALLOWED 86' SIDE SETBACK

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): KENT BOWERS Title: PREIDENT/UNDPSE ENTERPRISES  
Company name (if applicable): WOODS ENTERPRISES  
Mailing Address: 4853 E IRLD DRAYSON MEMORIAL HWY  
City: ST CLOUD State: FL Zip: 34771  
Telephone: (407) 892-1900 Fax: ( ) N/A Email: info@woodsenterprises.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): WILLIAM OR LISA MEREDITH  
Mailing Address: 4803 LEWELLYN RD  
City: LAKE AND State: FL Zip: 33810  
Telephone: (862) 860-8116 Fax: (N/A) Email: wjm350@yahoo.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.

\*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.**

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Kent Bonner  
Applicant/Agent Name (Type or Print)

Kent Bonner  
Applicant/Agent Signature

11/26/24  
Date

# Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 11:30:59 GMT-0500 (Eastern Standard Time)



Parcel No: 03-6S-16-03767-318

Owner: MEREDITH WILLIAM J JR, MEREDITH LESA A

Subdivision: SEDGEFIELD PHASE 3

Lot:

Acres: 6.87690639

Deed Acres: 6.88 Ac

District: District 5 Tim Murphy

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.





# 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 \_\_\_\_\_

## Variance Application

### 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 POSSIBLY 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

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3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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*SV 241201  
JUDD PIKT*

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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.

**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

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# Columbia County Gateway to Florida

68714  
FOR PLANNING USE ONLY

Application # V241202

Application Fee \$950.00

Receipt No. 749309

Filing Date 12-20-2024

Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Johnson Storage Shed
2. Address of Subject Property: 266 NW Lamar Pl Lake City FL 32055
3. Parcel ID Number(s): 21-35-16-02240-027
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: \_\_\_\_\_
6. Acreage: 1.08 Acre
7. Existing Use of Property: \_\_\_\_\_
8. Proposed use of Property: \_\_\_\_\_
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Need a side set from 25' to 15'

SIDE  
25'  
REAR  
10'

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Eric Johnson Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 266 NW Lamar Pl  
City: Lake City State: FL Zip: 32055  
Telephone: (760) 403 2659 Fax: ( ) Email: ER75H@AOL.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: \_\_\_\_\_

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V241202  
JOHNSON  
PKT



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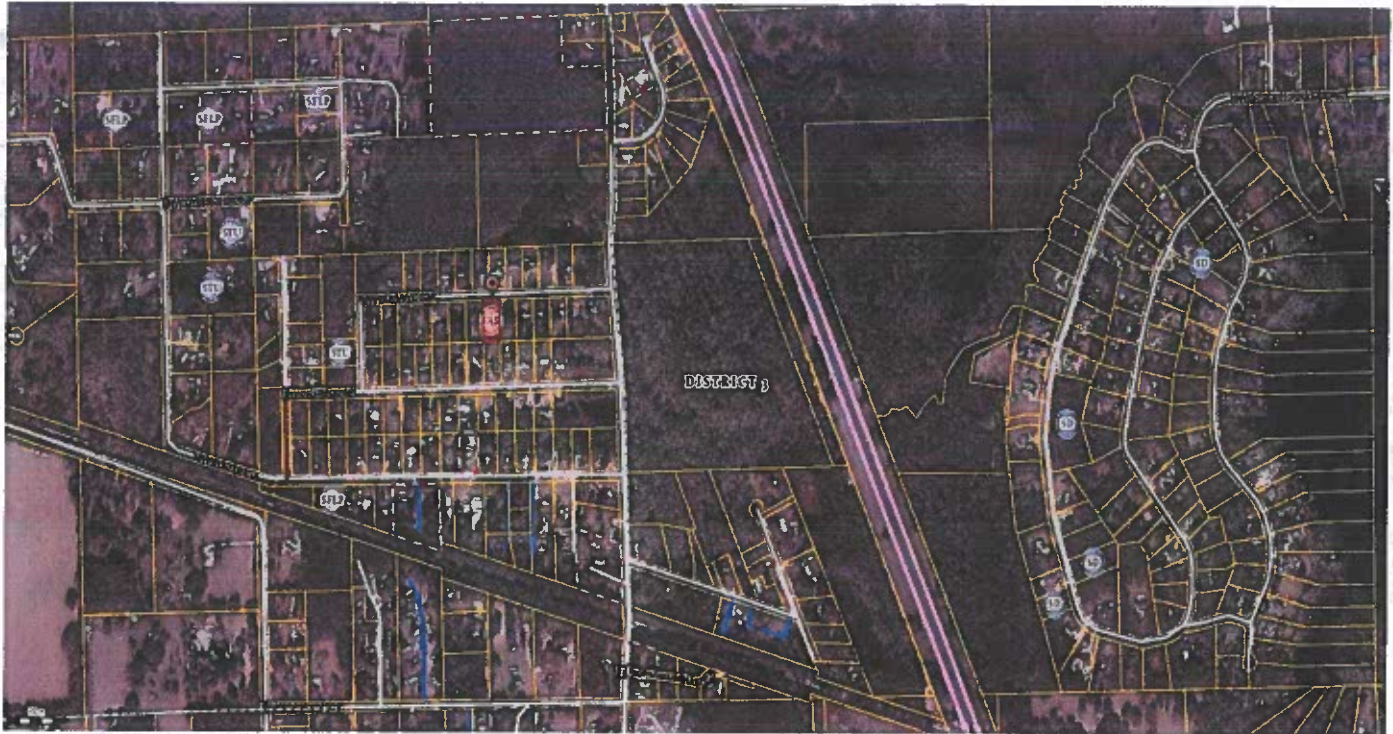
Eric Johnson  
Applicant/Agent Name (Type or Print)

[Signature]  
Applicant/Agent Signature

12-19-24  
Date

# Columbia County, FLA - Building & Zoning Property Map

Printed: Tue Jan 14 2025 11:44:47 GMT-0500 (Eastern Standard Time)



Parcel No: 21-3S-16-02240-027  
Owner: JOHNSON ERIC G, JOHNSON JANEL M  
Subdivision: PINE RIDGE  
Lot: 27  
Acres: 0.6738834  
Deed Acres:  
District: District 3 Robbie Hollingsworth  
Future Land Uses: Agriculture - 3  
Flood Zones:  
Official Zoning Atlas: A-3

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**COLUMBIA COUNTY  
BOARD OF ADJUSTMENTS  
DECEMBER 12, 2024 MEETING Minutes**

**Pledge to U.S. Flag. Invocation. Call to Order.**

**Members present** – Roger Busscher, Earl Peeler, Gerry Solenski, Mike McKee. Absent – Jock Phelps

**Also in Attendance:** Louie Goodin, County Planner, Karen Aiken-Smoot, Planning Tech and Joel Foreman  
County Attorney

**Special presentation** for out-going board members Teena Ruffo and Laura Nettles

**Public Hearings:**

**SE241001** – Ted Martel presented as applicant - motion to approve by Earl Peeler, 2<sup>nd</sup> by Mike McKee,  
unanimously approved

**SE241101** – Eric Levy presented as applicant. - motion to approve by Earl Peeler, 2<sup>nd</sup> by Jerry Solenski

**V241101** - motion to approve by Earl Peeler, 2<sup>nd</sup> by Gerry Solenski, unanimously approved.

**V241102** – motion to approve by Earl Peeler, 2<sup>nd</sup> by Mike McKee, unanimously approved

**V241103** - motion to approve by Earl Peeler, 2<sup>nd</sup> by Mike McKee, unanimously approved

**V241104** – John Michael Law spoke on behalf of applicant, - motion to approve by Earl Peeler, 2<sup>nd</sup> by Mike  
McKee, unanimously approved

Approval of the October 24, 2024 Board of Adjustments Minutes – motion to approve by Earl Peeler, 2<sup>nd</sup> by  
Gerry Solenski and unanimously approved

Adjournment

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public  
hearings, they may 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

THE MEETING HELD ON DECEMBER 12, 2024 BOARD OF ADJUSTMENTS MINUTES ARE HEREBY ADOPTED ON THIS 23RD  
DAY OF JANUARY, 2025.

BOARD OF ADJUSTMENTS

OF COLUMBIA COUNTY, FLORIDA

Attest:

---

Louie Goodin, Secretary to the Board

Vice Chair, Roger Busscher