

Columbia County
Board of Adjustments
January 22nd, 2026 AGENDA

Pledge to the U.S. flag

Invocation

Roll Call

Public Hearings:

SE251201 – A petition by Tori Humphries, agent for Anderson Columbia Co, requesting a Special Exception for an Aggregate Storage and Transfer Facility Site on the lands as described below: parcel #25-3S-16-02277-103

Staff Matters:

Approval/Adoption of previous meeting minutes.

Columbia County
Board of Adjustments
December 11, 2025 Meeting Minutes

Pledge to the U.S. Flag

Invocation

Members Present- Mike McKee, Walt Graham, Jody Dupree, Gerry Solenski, Jock Phelps

Staff Present- Seth Lane, Troy Crews, Karen Aiken-Smoot

PUBLIC HEARINGS

V251101 – A petition by Lisa Wilson, agent for Barry and Virginia Fleming, requesting a variance for a 15' reduction of the side setback, going from 25' to 10', on the lands as described below: parcel # 01-5S-16-03405-202

Board member Jody Dupree questioned staff and applicants about what constituted as a hardship and felt that a hardship was not proven in their application. Mr. Dupree also felt that pictures of neighboring zoning violations was not necessary. Mr. Barry Fleming spoke on his behalf stating that they had a letter from their neighbor stating that the neighbor did not mind the shed being within the setback. Mr. Fleming also shared a survey with proposed building location with the board. Mr. Dupree made a motion to deny the variance, second by Gerry Solenski. Motion to deny- 4 yes, 1 no.

SE251101 – A petition by Gabriel Curry, owner of Gateway Development LLC, requesting Special Exception to allow the 3 permitted on-site advertising signs to be utilized for off-site advertising on the lands described as follows: Parcel # 31-4S-17-08916-000

Walt Graham made a motion to approve, second by Jody Dupree. Unanimously Approved.

Staff Matters-

Jock Phelps made a motion to approve Board of Adjustments meeting minutes from October 23rd. Second by Mike McKee. Unanimously approved.

**COLUMBIA COUNTY, FLORIDA
STAFF REPORT
BOARD OF ADJUSTMENT
Special Exception Application**

I. APPLICATION INFORMATION

Application Type: Special Exception
Project Name: Aggregate Storage & Transfer Facility
Applicant: Anderson Columbia Co., Inc.
Agent: Tori Humphries, North Florida Professional Services, Inc.
Property Owner: Anderson Columbia Co., Inc.
Parcel ID: 25-3S-16-02277-103
Property Address: 1996 NW Bascom Norris Drive, Lake City, Florida
Acreage: 29.71 acres
Zoning District: Industrial (I)/RSF-2
Future Land Use: Industrial/ Residential low

II. REQUEST

The applicant is requesting approval of a Special Exception to allow an Aggregate Storage and Transfer Facility within the Industrial zoning district, pursuant to the Columbia County Land Development Regulations (LDRs).

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property consists of approximately 29.71 acres of vacant industrial/Residential land located along NW Bascom Norris Drive. Surrounding properties are primarily industrial in nature, including railroad infrastructure and undeveloped industrial parcels.

IV. PROPOSED DEVELOPMENT

The proposed development includes aggregate material handling and transfer operations, internal circulation drives, stormwater facilities, two full-access driveways, limited on-site parking, and hours of operation from 6:00 a.m. to 6:00 p.m., Monday through Saturday.

V. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The project is consistent with the Industrial Future Land Use designation and applicable Comprehensive Plan policies supporting industrial development and economic growth.

VI. SPECIAL EXCEPTION REVIEW CRITERIA

Staff finds the application meets all criteria of Section 12.2.1(3)(h) of the LDRs, including compatibility, traffic, drainage, public safety, and scale of development.

VII. FINDINGS OF FACT

1. The use is eligible for Special Exception consideration.
2. The proposal is compatible with surrounding land uses.
3. Adequate public facilities and services are available.

VIII. STAFF COMMENTS

Application checks all boxes for the granting of this Special Exception request



Columbia County Gateway to Florida

74602

FOR PLANNING USE ONLY	
Application # SE	<u>251201</u>
Application Fee	\$1,050.00
Receipt No.	<u>772347</u>
Filing Date	<u>12-17-2025</u>
Completeness Date	_____

Special Exception Application

A. PROJECT INFORMATION

- Project Name: Aggregate Storage & Transfer Facility Site
- Address of Subject Property: 1996 Bascom Norris Drive
- Parcel ID Number(s): 25-3S-16-02277-103
- Future Land Use Map Designation: Industrial
- Zoning Designation: Industrial; Residential, Single-Family 2
- Acreage: 29.71
- Existing Use of Property: Vacant Industrial
- Proposed use of Property: Aggregate Distribution, Storage Yard & Transfer Facility
- Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): LDR, Section 4.17.5(13) Asphalt or concrete batching plants. The rail component is permitted by right under LDR, Section 4.17.2 (referencing LDR, Section 4.16.2(14)).

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Tori Humphries Title: Project Manager
 Company name (if applicable): North Florida Professional Services, Inc.
 Mailing Address: 1450 SW SR 47
 City: Lake City State: FL Zip: 32056
 Telephone: (386) 209-4394 Fax: () Email: thumphries@nfps.net

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Anderson Columbia Co Inc
 Mailing Address: PO Box 1829
 City: Lake City State: FL Zip: 32056
 Telephone: () Fax: () Email:

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
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 12.2.1.(3)(h) of the Land Development Regulations (“LDRs”):
 - a. Whether the proposed use would be in conformance with the county’s comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

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.
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. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

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

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the 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 the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

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.

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

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

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

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

Tori Humphries

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 1996 Bascom Norris Drive
Parcel ID Number(s): 25-3S-16-02277-103
Acreage: 29.71

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Tony Williams
Title: Vice President
Company (if applicable): Anderson Columbia Co Inc
Mailing Address: PO Box 1829
City: Lake City State: Florida ZIP: 32056
Phone: 386-623-0454 e-mail: tony.williams@andersoncolumbia.com

C. AUTHORIZED AGENT

Name: Tori Humphries
Title: Project Manager
Company (if applicable): North Florida Professional Services, Inc
Mailing address: 1450 SW SR 47
City: Lake City State: Florida ZIP: 32056
Phone: 386-209-4394 e-mail: thumphries@nfps.net

D. REQUESTED ACTION:

Any and all required applications and appearances necessary for the advancement and consideration of this Aggregate Storage & Transfer Facility Site project.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

E. Williams
Signature of Owner

Signature of Co-owner, if applicable

E. Tony Williams Jr. U.P.
Typed or printed name and title of owner
Anderson Columbia Co. Inc.

Typed or printed name of co-owner, if applicable

State of Florida County of Columbia

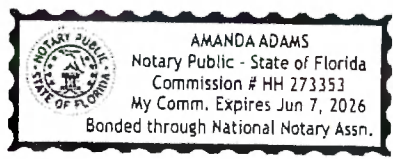
The foregoing application is acknowledged before me by means of physical appearance or online notarization this 16th day of December, 2015 by E. Tony Williams Jr.

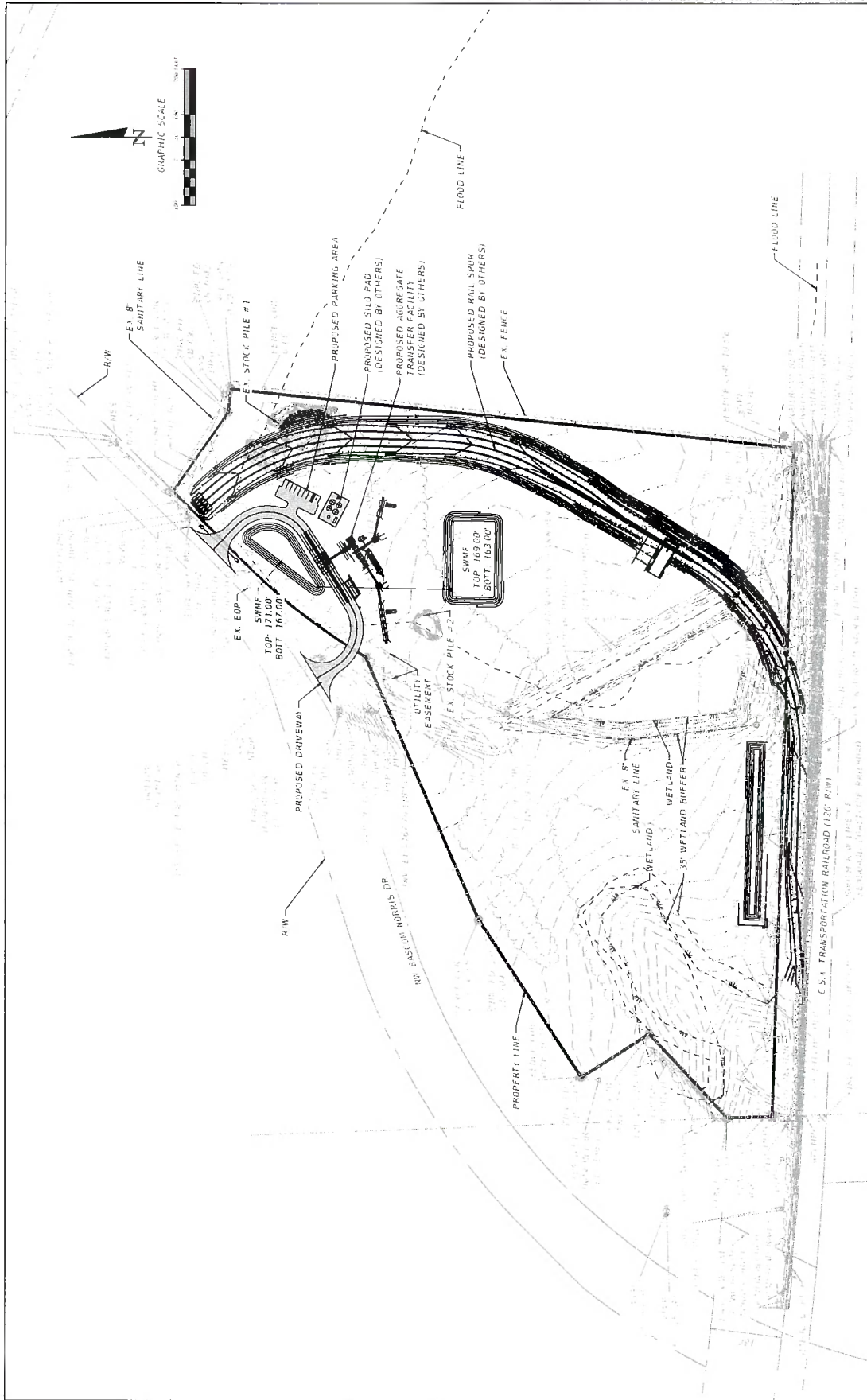
who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

Amanda Adams
Signature of Notary Public

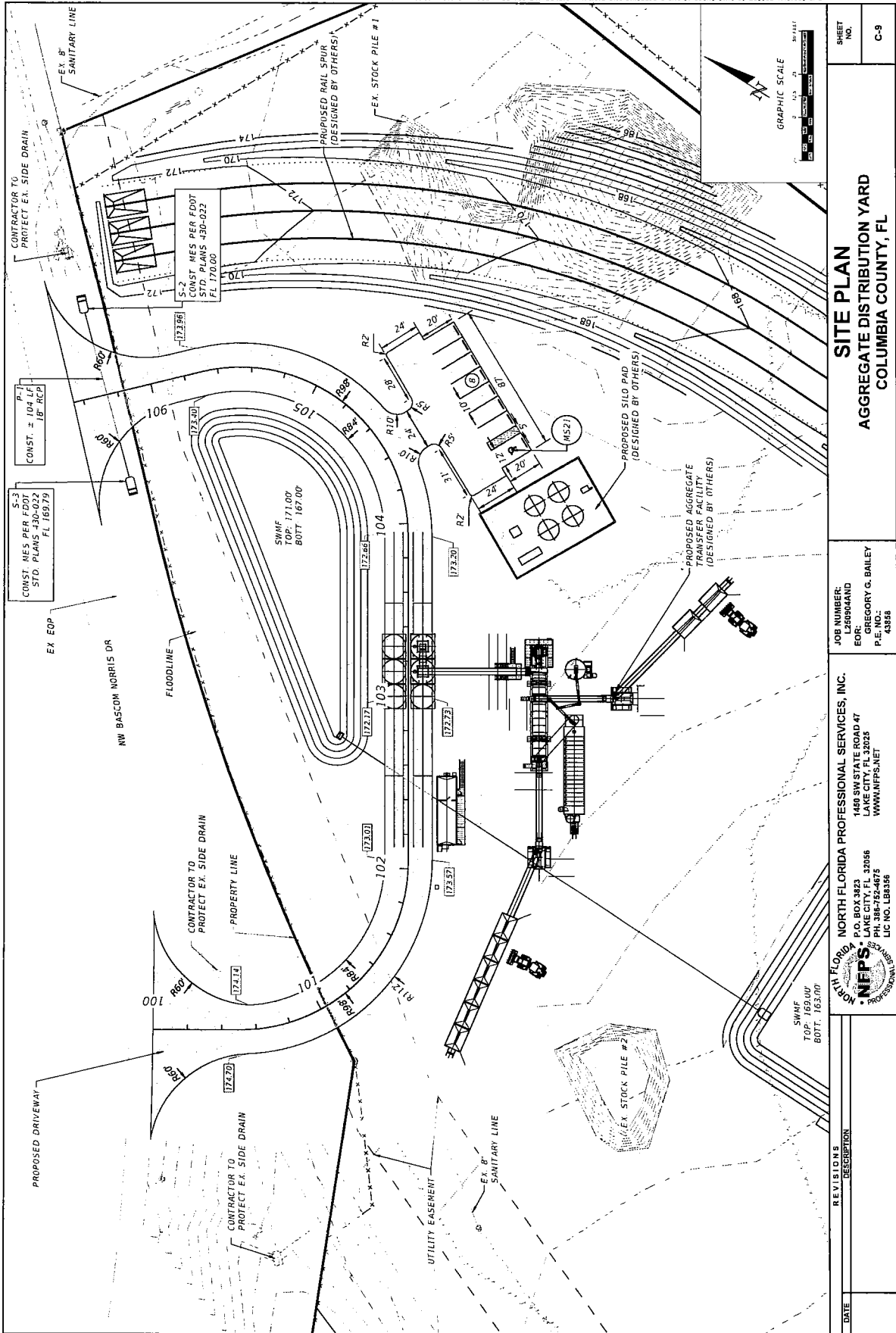
Print Name: Amanda Adams
My Commission Expires: 6-7-26



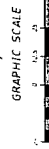


DATE	REVISIONS DESCRIPTION	NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 WWW.NFPS.NET LIC NO. LBB356	JOB NUMBER: 09990400 EOR: GREGORY G. BAILEY P.E. NO.: 43858	OVERALL SITE PLAN AGGREGATE DISTRIBUTION YARD COLUMBIA COUNTY, FL	SHEET NO. C-7

DATE: 11/11/2019 12:28 PM
 DRAWN BY: GREGORY G. BAILEY
 CHECKED BY: GREGORY G. BAILEY
 PROJECT NO.: 09990400
 SHEET NO.: C-7 OF 07 SITE PLAN



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61S15-23.004 F.A.C.



SHEET NO. C-9

SITE PLAN

AGGREGATE DISTRIBUTION YARD

COLUMBIA COUNTY, FL

JOB NUMBER: 17-11-002-2-32-39-PM
 ENGINEER: GREGORY G. BAILEY
 P.E. NO.: 43858

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 1480 SW STATE ROAD 47
 LAKE CITY, FL 32025
 WWW.NFPS.NET
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4875
 LIC NO. LBR6356

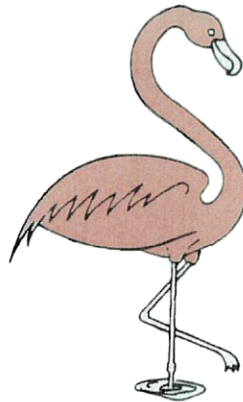
DATE	REVISIONS DESCRIPTION

17-11-002-2-32-39-PM

COLUMBIA COUNTY AGGREGATE LOADING FACILITY TRAFFIC STUDY

COLUMBIA COUNTY, FLORIDA

October 2025



BUCKHOLZ TRAFFIC

INTRODUCTION

This proposed aggregate loading facility will be located on NW Bascom Norris Drive approximately 1000 feet west of the NW Bascom Norris Drive/NW Lake Jeffrey Road intersection in Columbia County, Florida. Access to the development will be provided via two full access driveways on NW Bascom Norris Drive. NW Bascom Norris Drive is a two-lane undivided urban major collector with a posted speed limit of 45 mph near the site. Figure 1 shows the site location and surrounding road network while Appendix A contains the proposed site plan. The development is expected to be complete and fully operational by the end of 2026, therefore 2026 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Weekday peak period manual turning movement counts were previously conducted by Buckholz Traffic personnel during May of 2024 with school in session at the signalized NW Bascom Norris Drive/NW Lake Jeffrey Road intersection. These counts, which are provided in Appendix B, were conducted during the weekday AM peak period (6:30 to 8:30 AM) and during the weekday PM peak period (3:45 to 5:45 PM). Saturday midday peak period (11:00 AM to 1:00 PM) turning movement counts were also conducted during October of 2025. The data was recorded at 15-minute intervals and includes a separate tabulation for trucks. No bicycles or pedestrians were observed using the intersection.

Figure 2 graphically summarizes the AM and PM peak hour counts while Figure 3 summarizes the AM and PM peak period counts. Figure 4 graphically summarizes both peak hour and peak period counts for Saturday.

Appendix C provides daily traffic volumes for two nearby FDOT traffic counting stations on NW Bascom Norris Drive. Also included in Appendix C are the latest set of FDOT seasonal adjustment factors for Columbia County. Near the site, the daily traffic on NW Bascom Norris Drive is about 8500 vehicles per day.

TRIP GENERATION

The 11th edition of ITE's Trip Generation Manual contains no data for an aggregate loading facility. Therefore, trip-making was estimated based on client-supplied activity information as shown in Table 1. The facility will have 4 employees and will be open from 6 am to 6 pm (Monday through Saturday) with 80 trucks per day being serviced. 1 miscellaneous service vehicle (UPS, FedEx, Amazon, USPS, etc.) per hour is also expected.

Table 1 contains the daily, AM peak hour, and PM peak hour trip generation calculations for the average weekday as well as daily and peak hour trip generation calculations for a typical Saturday. During an average weekday, the development is expected to generate 204 total trips (102 entering and 102 exiting) with 16 trips (8 entering and 8 exiting) occurring during the AM peak hour and another 16 trips (8 entering and 8 exiting) occurring during the PM peak hour. For a typical Saturday, the development is also expected to generate 204 total trips (102 entering and 102 exiting) with 20 trips (10 entering and 10 exiting) occurring during the Saturday midday peak hour. All of these trips will be new trips.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

The NW Bascom Norris Drive/NW Lake Jeffrey Road intersection was analyzed using the operational methodology contained in the 2025 version of the Highway Capacity Software. A reasonable set of isolated signal timings were used. Table 3 summarizes the capacity analysis results for the three peak hours with the supporting calculations provided in Appendix E.

This intersection currently operates at level of service B during all three peak hours and is expected to continue to operate at this level of service under 2026 Build conditions. Queue storage ratios and volume-to-capacity ratios remain less than one for all movements.

Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Jan 09 2026 14:44:26 GMT-0500 (Eastern Standard Time)



Parcel No: 25-3S-16-02277-103
Owner: ANDERSON COLUMBIA CO INC
Subdivision:
Lot:
Acres: 29.5891533
Deed Acres: 29.71 Ac
District: District 3 Robbie Hollingsworth
Future Land Uses: Industrial, Residential - Low
Flood Zones: A,
Official Zoning Atlas: I, RSF-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00

Property Tax Account: R02277-103
ANDERSON COLUMBIA CO INC

Year: 2025 **Bill Number:** 6980 **Owner:** ANDERSON
Tax District: 2 **Property Type:** COLUMBIA CO INC
Real Estate **Discount Period:** 2%

MAILING ADDRESS: **PROPERTY ADDRESS:**
ANDERSON 1996 BASCOM NORRIS
COLUMBIA CO INC LAKE CITY 32055
P O BOX 1829
LAKE CITY FL 32056

This Bill:	<input type="text" value="\$0.00"/>
All Bills:	<input type="text" value="\$0.00"/>
Cart Amount:	<input type="text" value="\$0.00"/>

Bill 6980 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$2,122.01	\$2,122.01	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$203.11	\$203.11	\$0.00
LOCAL	3.1010	\$842.01	\$842.01	\$0.00
CAPITAL OUTLAY	1.5000	\$407.30	\$407.30	\$0.00
Subtotal	5.3490	\$1,452.42	\$1,452.42	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$76.36	\$76.36	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4453	\$3,650.82	\$3,650.82	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.78	\$3.78	\$0.00
TOTAL	\$3.78	\$3.78	\$0.00

NOTICE OF PUBLIC HEARING

CONCERNING A SUBDIVISION VARIANCE AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, BOARD OF ADJUSTMENTS. **NOTICE IS HEREBY GIVEN** that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Subdivision Variance, as described below, will be heard by the Board of Adjustments of Columbia County, Florida, at a public hearing on January 22, 2026, at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

SE251201 - A petition by Tori Humphries, agent for Anderson Columbia Co, requesting a Special Exception for an Aggregate Storage and Transfer Facility Site on the lands as described below: parcel #25-3S-16-02277-103

BEG AT INTER OF N R/W OF SEABOARD RR & W LINE OF NE1/4 OF SW1/4, N47 DEG E 252.76 FT, N32 DEG W 177.48 FT, N56 DEG E 414.62 FT, N66 DEG E 628.50 FT TO PT ON CURVE, NE ALONG CURVE 332.85 FT, N44 DEG E 233.16 FT S54 DEG E 213.86 FT, S83 DEG E 51.69 FT, S5 DEG W 1256.71 FT TO N R/W OF CSX RR, NW ALONG N R/W 1473.48 FT, N 100.83 FT TO POB. WD 1356-1375, WD 1357-1514

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 Subdivision Variance. Copies of the Variance application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119