



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 260702
Application Fee 450.00
Receipt No. 773851
Filing Date 7-22-2026
Completeness Date 8-3-2026

Special Temporary Use Permit Application



A. PROJECT INFORMATION

1. Project Name: Latvenas Replacement Home
2. Address of Subject Property: 2215 NW Thunder Rd White Springs FL 32096
3. Parcel ID Number(s): 11-2s-15-00020-001
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 80
7. Existing Use of Property: Residential
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: Mobile Home

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): James Warren Title: Agent
Company name (if applicable): Stars & Stripes Mobile Home Sales Inc
Mailing Address: 466 SW Deputy J Davis Lane
City: Lake City State: FL Zip: 32024
Telephone: (863)-206-5370 Fax: () Email: permits@snsmh.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): Corrie & Casey Brand
Mailing Address: 2215 NW Thunder Rd
City: White Springs State: FL Zip: 32096
Telephone: (402)318-8895 Fax: () Email: permits@snsmh.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.**

✓ AGENT
✓ FAMILY AFF
✓ 2ND HOME AFF
✓ BIRTH CERT
✓ INVOICE / PAYMENT

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 _____
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

Certain uses are of short duration and do not create excessive incompatibility during the course of the use. Therefore, the Land Development Regulation Administrator is authorized to issue temporary use permits for the following activities, after a showing that any nuisance or hazardous feature involved is suitably separated from adjacent uses; excessive vehicular traffic will not be generated on minor residential streets; and a vehicular parking problem will not be created:

1. In any zoning district: special events operated by non-profit, eleemosynary organizations.
2. In any zoning district: Christmas tree sales lots operated by non-profit, eleemosynary organizations.
3. In any zoning district: other uses which are similar to (1) and (2) above and which are of a temporary nature where the period of use will not extend beyond thirty (30) days.
4. In any zoning district: mobile homes or travel trailers used for temporary purposes by any agency of municipal, County, State, or Federal government; provided such uses shall not be or include a residential use.
5. In any zoning district: mobile homes or travel trailers used as a residence, temporary office, security shelter, or shelter for materials of goods incident to construction on or development of the premises upon which the mobile home or travel trailer is located. Such use shall be strictly limited to the time construction or development is actively underway. In no event shall the use continue more than twelve (12) months without the approval of the Board of County Commissioners and the Board of County Commissioners shall give such approval only upon finding that actual construction is continuing.

6. In agricultural, commercial, and industrial districts: temporary religious or revival activities in tents.
7. In agricultural districts: In addition to the principal residential dwelling, two (2) additional mobile homes may be used as an accessory residence, provided that such mobile homes are occupied by persons related by the grandparent, parent, step-parent, adopted parent, sibling, child, stepchild, adopted child or grandchild of the family occupying the principal residential use. Such mobile homes are exempt from lot area requirements. A temporary use permit for such mobile homes may be granted for a time period up to five (5) years. The permit is valid for occupancy of the specified family member as indicated on Family Relationship Affidavit and Agreement which shall be recorded in the Clerk of the Courts by the applicant.

The Family Relationship Affidavit and Agreement shall include but not be limited to:

- a. Specify the family member to reside in the additional mobile home;
- b. Length of time permit is valid;
- c. Site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building;
- d. Responsibility for non ad-valorem assessments;
- e. Inspection with right of entry onto the property by the County to verify compliance with this section. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section and;
- f. Shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
- g. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
- h. Requirements upon expiration of permit. Unless extended as herein provided, once a permit expires the mobile home shall be removed from the property within six (6) months of the date of expiration.

The property owner may apply for one or more extensions for up to two (2) years by submitting a new application, appropriate fees and family relationship residence affidavit agreement to be approved by the Land Development Regulations administrator.

Previously approved temporary use permits would be eligible for extensions as amended in this section.

8. In shopping centers within Commercial Intensive districts only: mobile recycling collection units. These units shall operate only between the hours of 7:30 a.m. and 8:30 p.m. and shall be subject to the review of the Land Development Regulation Administrator. Application for permits shall include written confirmation of the permission of the shopping center owner and a site plan which includes distances from buildings, roads, and property lines. No permit shall be valid for more than thirty (30) days within a twelve (12) month period, and the mobile unit must not remain on site more than seven (7) consecutive days. Once the unit is moved off-site, it must be off-site for six (6) consecutive days.
9. In any zoning district: A temporary business, as defined within these Land Development Regulations. At least sixty (60) days prior to the commencement date of the temporary permit, the applicant shall submit an application to the County, which shall include the following information.
 - a. The name and permanent address or headquarters of the person applying for the permit;
 - b. If the applicant is not an individual, the names and addresses of the business;
 - c. The names and addresses of the person or persons which will be in direct charge of conducting the temporary business;
 - d. The dates and time within which the temporary business will be operated;
 - e. The legal description and street address where the temporary business will be located;
 - f. The name of the owner or owners of the property upon which the temporary business will be located;
 - g. A written agreement containing the permission from the owner of the property for its use for a temporary business must be attached to and made a part of the application for the permit;

- h. A site plan showing display areas, plans for access and egress of vehicular traffic, any moveable interim structures, tents, sign and banner location and legal description of the property must accompany the application for the temporary use permit; and
- i. A public liability insurance policy, written by a company authorized to do business in the State of Florida, insuring the applicant for the temporary permit against any and all claims and demands made by persons for injuries or damages received by reason of or arising out of operating the temporary business. The insurance policy shall provide for coverage of not less than one million dollars (\$1,000,000.00) for damages incurred or claims by more than one person for bodily injury and not less than two million dollars (\$2,000,000.00) for damages incurred or claims by more than one person for bodily injury and fifty thousand dollars (\$50,000.00) for damages to property for one person and one hundred thousand dollars (\$100,000.00) for damages to property claimed by more than one person. The original or duplicate of such policy, fully executed by the insurer, shall be attached to the application for the temporary permit, together with adequate evidence that the premiums have been paid.

The sales permitted for a temporary business, as defined with these land development regulations, including, but not limited to, promotional sales such as characterized by the so-called "sidewalk "sale", "vehicle sale", or "tent sale", shall not exceed three (3) consecutive calendar days.

There must be located upon the site upon which the temporary business shall be conducted public toilet facilities which comply with the State of Florida code, potable drinking water for the public, approved containers for disposing of waste and garbage and adequate light to illuminate the site at night time to avoid theft and vandalism.

If the application is for the sale of automobiles or vehicles, the applicant shall provide with the application a copy of a valid Florida Department of Motor Vehicle Dealers license and Department of Motor Vehicle permit to conduct an "offsite" sale. If any new vehicles are to be displayed on the site, a copy of the factory authorization to do so will be required to be filed with the application.

No activities, such as rides, entertainment, food, or beverage services shall be permitted on the site in conjunction with the operation of the temporary business.

Not more than one (1) sign shall be located within or upon the property for which the temporary permits is issued, and shall not exceed sixteen (16) square feet in surface area. No additional signs, flags, banners, balloons or other forms of visual advertising shall be permitted. The official name of the applicant and its permanent location and street address, together with its permanent telephone number, must be

posted on the site of the property for which the temporary permit is issued and shall be clearly visible to the public.

Any applicant granted a temporary permit under these provisions shall also comply with and abide by all other applicable federal, State of Florida, and County laws, rules and regulations.

Only one (1) tent, not to exceed three hundred fifty (350) square feet in size shall be permitted to be placed on the site of the temporary business and such tent, if any, shall be properly and adequately anchored and secured to the ground or to the floor of the tent.

No person or entity shall be issued more than one (1) temporary permit during each calendar year.

The temporary permit requested by an applicant shall be issued or denied within sixty (60) days following the date of the application therefore is filed with the Land Development Regulation Administrator.

10. In agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
 - a. Demonstrate a permanent residence in another location.
 - b. Meet setback requirements.
 - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
 - d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
 - e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with the land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit 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 special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

Additional Requirements for a complete application:

1. Legal Description with Tax Parcel Number.
2. Proof of Ownership (i.e. deed).
3. Agent Authorization Form (signed and notarized).
4. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
5. Fee. The application fee for a Special Temporary Use Permit Application is based upon the Temporary Use requested. No application shall be accepted or processed until the required application fee has been paid.
 - a. For Items (1) through (6) above, the application fee is \$100.00
 - b. For Item (7) above, the application fee is \$450.00 or \$200.00 for a two year renewal
 - c. For Item (8) above, the application fee is \$250.00
 - d. For Item (9) above, the application fee is \$500.00 for temporary sales of motor vehicles or \$250.00 for non-seasonal good or general merchandise
 - e. For Item(10) above, the application fee is \$200

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

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

James Warren (Agent)
Applicant/Agent Name (Type or Print)

James Warren
Applicant/Agent Signature

7-20-26
Date

COLUMBIA COUNTY Property Appraiser

Parcel 11-2S-15-00020-001 <https://search.ccpafl.com/parcel/00020001152S11>

2215 NW THUNDER ST

Owners

BRAND CORRIE
BARNES CASEY M
2215 NW THUNDER ST
WHITE SPRINGS, FL 32096

Legal Description

ALL OF GOV'T LOT 4, EXCEPT THAT PORTION OF
LOT 4 LYING N OF S B'DRY OF A PARCEL OF
LAND DESC ORB 291-249 & EX 1.65 AC DESC IN
ORB 563-196 & EX 5.30 AC DESC ORB 996-1143.

Use: 0100: SINGLE FAMILY

Subdivision: DIST 3



This Document Prepared By:

William E. Curphey
c/o National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To and Mail Tax Statements To:

Corrie Brand and Casey M Brand
2215 NorthWest Thunder Street,
White Springs, FL 32096

Order #: NFL-1421277

Parcel ID #: 11-2S-15-00020-001

RECORDING REQUESTED BY
AMT TITLE SERVICES

WARRANTY DEED

This WARRANTY DEED, executed this 4th day of November, 2025 by Corrie Brand and Casey M Brand, who acquired title as Casey M Barnes, husband and wife, whose address is 2215 NorthWest Thunder Street, White Springs, FL 32096, and Timothy Smith, a married man, whose address is 9788 135 Terr Live Oak FL, hereinafter called GRANTORS, grants to Corrie Brand and Casey M Brand, husband and wife, whose address is 2215 NorthWest Thunder Street, White Springs, FL 32096, is hereinafter called GRANTEES.

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Columbia County, Florida, viz:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Tax ID: 11-2S-15-00020-001

Property Address: 2215 NorthWest Thunder Street, White Springs, FL 32096

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrant 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, 20__.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Bill Underwood
Witness

Timothy A Smith
Timothy Smith

Bill Underwood
Print Name
78 NE 107th St
Miami Florida 33161
Address

Roberta L Cortopassi
Witness

Roberta L. Cortopassi
Print Name.

228 NW Brook Loop
Address LAKE CITY FL 32055

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of NOVEMBER 2025 by Timothy Smith who is personally known to me or who has produced DRIVERS LICENSE as identification.



ROBERTA L. CORTOPASSI
Commission # HH 670562
Expires April 29, 2029

Roberta L. Cortopassi
Notary Public Roberta L. Cortopassi
My commission expires: 04-29-29

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Bill Underwood
Witness

Corrie Brand
Corrie Brand

Bill Underwood
Print Name
78 NE 107th St

Casey M Brand, who acquired title as Casey M Barnes
Casey M Brand, who acquired title as Casey M Barnes

Miami Dade Florida 33141
Address

Robert L. Cortopassi
Witness

Robert L. Cortopassi
Print Name.

228 NW Brook Loop
Address LAKE CITY FL 32055

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 4th day of November 2025 by Corrie Brand and Casey M Brand, who acquired title as Casey M Barnes who is personally known to me or who has produced DRIVER'S LICENSE, as identification.



ROBERTA L. CORTOPASSI
Commission # HH 670562
Expires April 29, 2029

Robert L. Cortopassi
Notary Public ROBERTA L. CORTOPASSI
My commission expires: 04.29.29

EXHIBIT A

All of Government Lot 4 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT that portion of said Lot 4 lying North of the South boundary of the lands as set forth and described in that certain Deed recorded in Official Records Book 291, Page 249; ALSO LESS AND EXCEPT the lands as set forth and described in Official Records Book 563, Page 196; ALSO LESS AND EXCEPT the lands as set forth and described in Official Records Book 996, Page 1142, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT KNOWN TO MARK THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 64.90 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE NORTH 00 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 1583.33 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 425.75 FEET TO AN IRON ROD (#6590) SET ON THE BANK OF THE SUWANNEE RIVER; THENCE CONTINUE NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 22.01 FEET TO THE WESTERLY EDGE OF SAID SUWANNEE RIVER, THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG SAID EDGE OF THE SUWANNEE RIVER THE FOLLOWING 20 COURSE: SOUTH 58 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 105.69 FEET; THENCE SOUTH 85 DEGREES 55 MINUTES 49 SECONDS EAST, A DISTANCE OF 85.52 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 38 SECONDS EAST, A DISTANCE OF 62.86 FEET; THENCE NORTH 71 DEGREES 14 MINUTES 35 SECONDS EAST, A DISTANCE OF 88.20 FEET; THENCE NORTH 23 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 45.13 FEET; THENCE NORTH 34 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 95.53 FEET; THENCE NORTH 42 DEGREES 36 MINUTES 45 SECONDS EAST, A DISTANCE OF 142.41 FEET; THENCE NORTH 63 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 427.51 FEET; THENCE NORTH 63 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 227.54 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 84.79 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 202.44 FEET; THENCE SOUTH 36 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF 170.56 FEET; THENCE SOUTH 37 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 173.83 FEET; THENCE SOUTH 11 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 111.78 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 540.47 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 267.48 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 155.02 FEET; THENCE SOUTH 70 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 233.47 FEET; THENCE NORTH 78 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 291.17 FEET; THENCE NORTH 73 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 345.63 FEET; THENCE LEAVING SAID EDGE OF SUWANNEE RIVER RUN SOUTH 01 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 186.77 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE SOUTH 01 DEGREES 20 MINUTES 44 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 495.64 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 07 MINUTES 48 SECONDS WEST, A DISTANCE OF 1333.53 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 86 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 1272.54 FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I/We, Corrie & Casey Brand
(Property Owners Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)

as the owner of the below described property:

Property Tax Parcel ID # 11-2s-15-00020-001

Subdivision _____
(Name, Lot, Block, Phase)

Give my permission for Rachael Latvenas to place a:
(Name of person authorized by owner to sign as owner or place structure - NOT CONTRACTOR OR COMPANY NAME)

Select one: ☒ Mobile Home ☐ Travel Trailer(RV) ☐ Utility Pole Only ☐ Barn ☐ Shed
☐ Single Family Home ☐ Right-of-Way ☐ Garage ☐ Other(specify): _____

I (We) understand that the named person(s) above will be allowed to receive a building permit on the parcel number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on the property.

Casey Brand
Printed Name of Signor

Casey Brand
Signature

7/15/26
Date

Corrie Brand
Printed Name of Signor

Corrie Brand
Signature

7/15/26
Date

Printed Name of Signor

Signature

Date

Sworn to and subscribed before me on this 15 day of July, 2026

and is ☒ personally known or ☐ produced the following ID: _____

Justin Crouse
Printed Name of Notary

Justin Crouse
Signature

Notary Stamp:

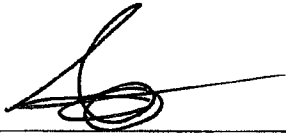


JUSTIN CROUSE
Commission # HH 338424
Expires December 5, 2026

LIMITED POWER OF ATTORNEY

I, Corrie Brand, do hereby authorize James Warren to be
my representative and act on my behalf in all aspects of applying for a Building/Septic
permit to be placed on my property described as:

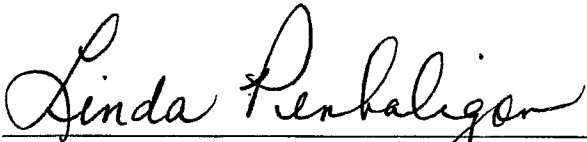
Sec 11 Twp 2s Rge 15 Parcel No. 00020-001 in
Columbia County, Florida.



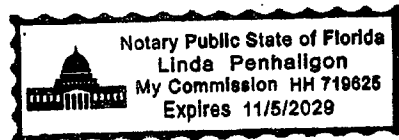
(Owner Signature)

6/29/26
(Date)

Sworn to and subscribed before me this 29th day of JUNE, 20 26.


Notary Public

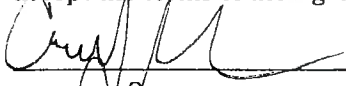
My commission expires: 11-5-2029
Commission No. HH 719625
Personally known: /
Produced ID (Type) _____



1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 11-2s-15-00020-001.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for ____ year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 11-2s-15-00020-001 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

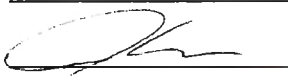
9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.


Owner
Casey Brand
Typed or Printed Name


Family Member
Rachael Latvenas
Typed or Printed Name

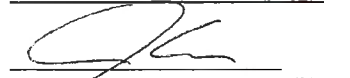
Subscribed and sworn to (or affirmed) before me this 15 day of July, 2026, by
Casey Brand (Owner) who is personally known to me or has produced
_____ as identification.


Notary Public



JUSTIN CROUSE
Commission # HH 338424
Expires December 5, 2026

Subscribed and sworn to (or affirmed) before me this 15 day of July, 2026 by
Rachael Latvenas (Family Member) who is personally known to me or has produced
_____ as identification.


Notary Public



JUSTIN CROUSE
Commission # HH 338424
Expires December 5, 2026

COLUMBIA COUNTY, FLORIDA

By: 
Name: KAREN AIKEN-SMOOT
Title: PLANNING TECH



Building and Zoning Department

Special Temporary Use Application

Invoice

77105

Applicant Information

2215 NW Thunder Rd

Invoice Date

07/22/2026

Permit

STU260702

Amount Due

\$450.00

Job Location

Parcel: 11-2S-15-00020-001

Owner: BRAND CORRIE, BARNES CASEY M,

Address: 2215 NW Thunder Rd

Contractor Information

David Albright
David Albright Mobile Home Svc
353 SW Mauldin Ave
Lake City, IH 1129420 32024

Invoice History

Date	Description	Discount	Amount
07/22/2026	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$0.00	\$450.00
Amount Due:			\$450.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card.
If you have paid permit fees using the online application site or by another
method such as check or cash, please allow time for your payment to be
processed.***

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Zoning Department

Receipt Of Payment

Applicant Information

James Warren
2215 NW Thunder Rd

Method

Credit Card
16546795

Date of Payment

07/23/2026

Payment

773851

Amount of Payment

\$450.00

AppID: 77105 Development #: STU260702
Special Temporary Use
Parcel: 11-2S-15-00020-001
Address: 2215 NW Thunder Rd

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
07/22/2026	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
07/23/2026	Payment: Credit Card 16546795	(\$450.00)
		\$0.00