



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP STU 250702
Application Fee 100.00
Receipt No. 772621
Filing Date 7-15-2025
Completeness Date 7-9-2026



Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Schmitt
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 18-7817-10017-011 (45388)
4. Future Land Use Map Designation: Agriculture-3
5. Zoning Designation: A-3
6. Acreage: 13.06 +/-
7. Existing Use of Property: Vacant
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: Live in RV during Building Process

APP # 75077

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Thaddaeus Schmitt Title: _____
Company name (if applicable): _____
Mailing Address: 712 SW chalet Ter
City: Fort White State: FL Zip: 32038
Telephone: (303) 868-8349 Fax: () Email: TaddySchmitt@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): Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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

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

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: N/A 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 SV250601
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

CI. 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: applications for placement of any mobile home or travel trailer 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, shall require that a residential building permit application and signed septic site plan approval and release be submitted concurrently with the temporary use permit application. Maximum electrical capacity for such temporary uses shall not exceed 100 amps. Such uses 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 unless extended by the Board of County Commissioners upon finding by the Board that construction has been underway and is continuing.

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;

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. Maximum electrical capacity for such temporary uses shall not exceed 100 amps.
 - e. 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.
 - f. 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.

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00

Property Tax Account: R10017-011

GUSKIEWICZ ROBERT A REVOCABLE TRUST
DATED APRIL 9, 1991

Year: 2024 Bill Number: Owner: GUSKIEWICZ
Tax District: 3 32320 ROBERT A REVOCABLE
Property Type: TRUST DATED APRIL 9,
Real Estate 1991

MAILING ADDRESS: PROPERTY ADDRESS:
GUSKIEWICZ ROBERT 0
A REVOCABLE TRUST
DATED APRIL 9, 1991
22903 NW 114TH AVE
ALACHUA FL 32615

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

Bill 32320 -- 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	\$700.57	\$700.57	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$70.34	\$70.34	\$0.00
LOCAL	3.1430	\$295.53	\$295.53	\$0.00
CAPITAL OUTLAY	1.5000	\$141.06	\$141.06	\$0.00
Subtotal	5.3910	\$506.93	\$506.93	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$26.32	\$26.32	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4997	\$1,233.83	\$1,233.83	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
TOTAL	\$0.00	\$0.00	\$0.00

Return to:
Prepared by:
G. Gregory Hale
G. Gregory Hale, Attorney At Law
3520 NW 43rd Street
Gainesville, FL 32606
(352) 376-9576
File No.: 25-019

Inst: 202512015175 Date: 07/08/2025 Time: 10:29AM
Page 1 of 4 B: 1544 P: 89, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 1225.00

WARRANTY DEED

This WARRANTY DEED made on **July 3, 2025**, by

**Robert A. Guskiewicz and Deborah Guskiewicz, Husband and Wife, individually, and
Robert A. Guskiewicz and Deborah Guskiewicz, Trustees, under the Robert A. Guskiewicz Revocable Trust,**
dated April 9, 1991, and any amendments thereto.

whose address is: **22903 NW 114th Avenue , Alachua, FL 32615**
hereinafter called the "grantor", to

Thaddaeus M. Schmitt and Ariel L. Schmitt, Husband and Wife

whose address is: **P.O. Box 1224 , High Springs, FL 32643**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, Florida**, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: **18-7S-17-10017-011**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully 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, 2024.



Building and Zoning Department

Special Temporary Use Application

Invoice

72021

Applicant Information

Thaddeus Schmitt
tbd

Invoice Date

07/15/2025

Permit

STU250702

Amount Due

\$100.00

Job Location

Parcel: 18-7S-17-10017-011
Owner: SCHMITT THADDAEUS M, SCHMITT ARIEL L,
Address: tbd

Contractor Information

Invoice History

Date	Description	Amount
07/11/2025	Fee: Special Temporary Use Permit (5) Mobile homes or RV's (Travel Trailers)	\$100.00
Amount Due:		\$100.00

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.



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

PERMIT NO. 25-05706
DATE PAID: 7/11/25
FEE PAID: 310.00
RECEIPT #: 2289112

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: Taddy Schmitt (303) 868-8349

EMAIL: _____

AGENT: Keen Permitting LLC

TELEPHONE: 352-356-1333

MAILING ADDRESS: 474 NE 628th ST. Old Town, FL. 32680

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (a) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? ☐ Y / ☒ N

LOT: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 18-7S-17-10017-011 ZONING: _____ I/M OR EQUIVALENT: ☐ Y / ☒ N

PROPERTY SIZE: 13.06 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ <=2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y / ☒ N DISTANCE TO SEWER: _____ FT

PROPERTY ADDRESS: SW CR. 778 Fort White 32038

DIRECTIONS TO PROPERTY: Take 41 S, TR on CR. 778, property on L

BUILDING INFORMATION

☒ RESIDENTIAL

☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	<u>RV</u>	<u>1</u>	<u>264</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Kameron Greer 03/06/24 DATE: 7-8-25

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated 62-6.004, FAC

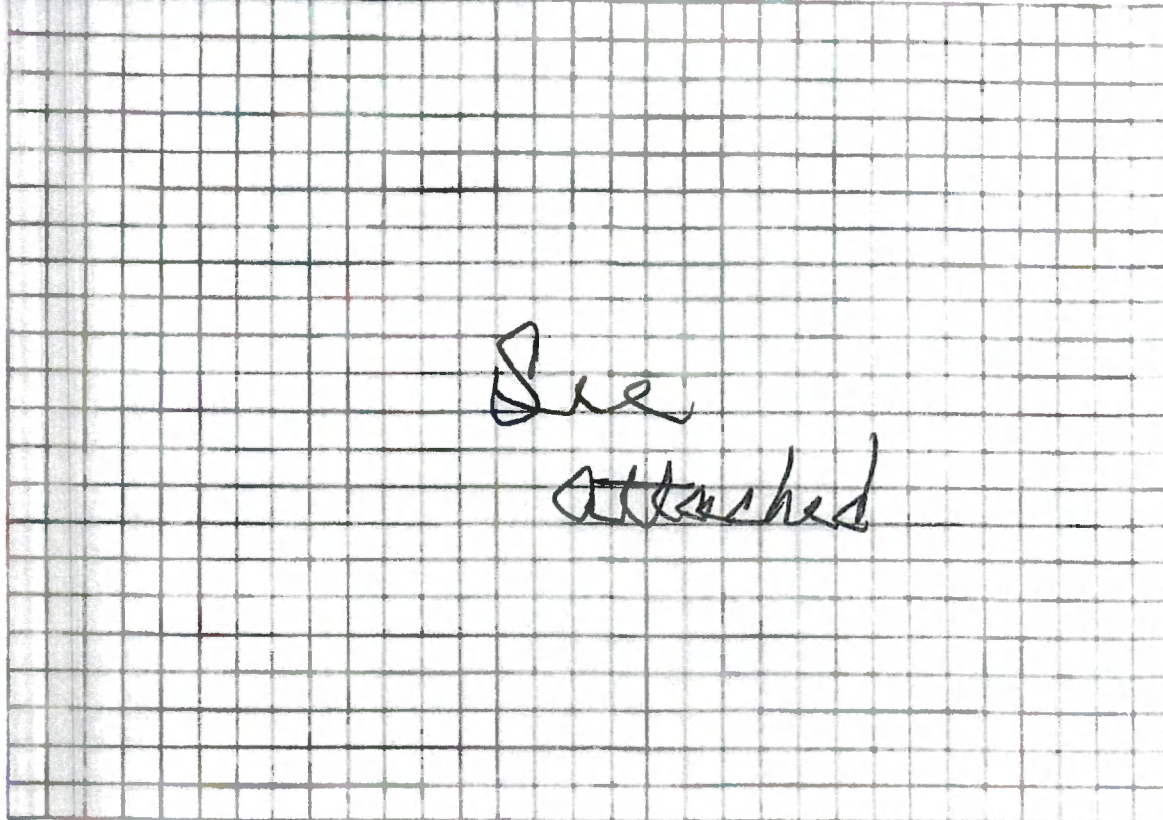
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STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 25-0566

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes:

Site Plan submitted by:

K. Keen

Plan Approved

☒

Not Approved

☐

Date

7/16/25

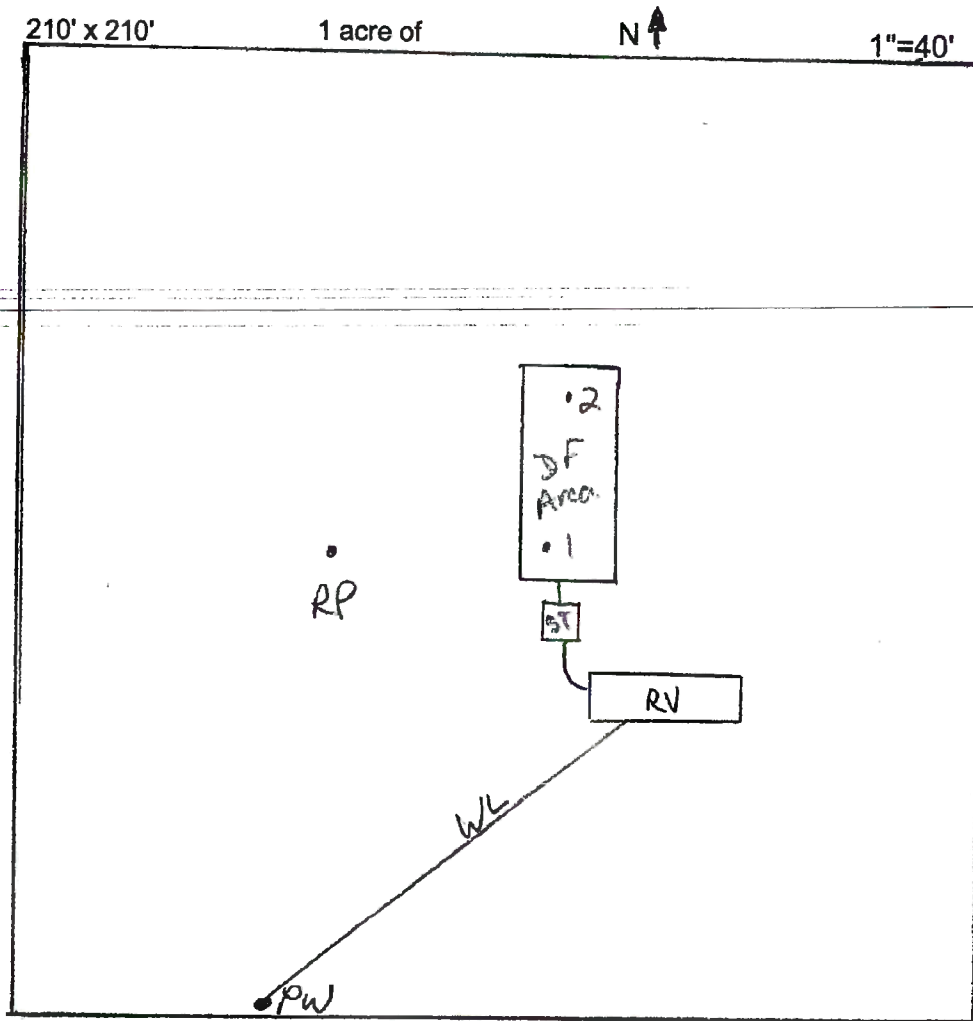
By

[Signature]

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

25-2564



Taddy Schmitt
SW CR-778
Fort White
(303) 868-8349

Kamean Keen
23-2064
7825

Merchant Copy

Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Thaddeus Schmitt tbd	Credit Card 15673953	02/09/2026	772621	\$100.00
AppID: 72021 Permit #: STU250702 Special Temporary Use Parcel: 18-7S-17-10017-011 Address: tbd				

Payment Details

<u>Date</u>	<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
02/09/2026	Special Temporary Use Permit (5) Mobile homes or RV's (Travel Trailers)	102-0000-329.10-00	\$100.00
			\$100.00