

64425



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP STU240302Application Fee \$450.00Receipt No. 766516Filing Date 3-5-2024Completeness Date 3-12-2024

## Special Temporary Use Permit Application

### A. PROJECT INFORMATION

1. Project Name: Summerlin / Beasley
2. Address of Subject Property: 490 SW Seville pl Lake city fl 32024
3. Parcel ID Number(s): 08-5S-16-03490-029
4. Future Land Use Map Designation: Agricultural
5. Zoning Designation: Agricultural-3
6. Acreage: 5.02 AC
7. Existing Use of Property: Residential
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: 5yr STUP FOR MOTHER, SHIRLEY BEASLEY

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kimberly Koon Title: Agent  
Company name (if applicable): KDK Permitting  
Mailing Address: 1154 NW Noegel Rd  
City: Lake city State: FL Zip: 32055  
Telephone: (386) Drivers license Fax: ( ) Email: kdkpermitting@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): Duane Summerlin  
Mailing Address: 490 SW Seville PL  
City: Lake city State: FL Zip: 32024  
Telephone: (386) 365-8616 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: NO  
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.

**Kimberly Koon**

Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

**3/4/2024**

Date

STATE OF FLORIDA  
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE  
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Duane Summerlin  
(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 number 08-5S-16-03490-029  
Subdivision (Name, Lot Block, Phase) The Hunt Place Lot 29

Give my permission for Shirley Beasley to place a Mobile Home on  
this land. (Family Members Name)

This is to allow a 2<sup>nd</sup> / 3<sup>rd</sup> (circle one) Mobile Home on the above listed property for a  
family member through Columbia County's Special Temporary Use Provision. I understand that  
this is good for 5 years initially and renewable every 2 years thereafter.

Relationship to Lessee Mother  
(Name of parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild)

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

Duane Summerlin

Printed Name of Signor

Duane Summerlin

Signature

2/28/24

Date

Printed Name of Signor

Signature

Date

Sworn to and subscribed before me this 28<sup>th</sup> day of February, 2024 by

X physical presence or \_\_\_\_\_ online notarization and this (these) person(s) are personally  
known to me \_\_\_\_\_ or produced ID Drivers license

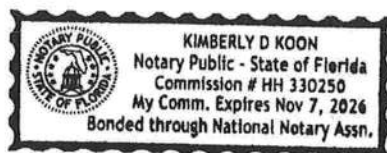
Kimberly Koon

Printed Name of Notary

Kimberly Koon

Signature

Notary Stamp





## APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

### Authority to Act as Agent

On my/our behalf, I appoint

Kimberly Hoon

(Name of Person to Act as my Agent)

for

KDK Permitting

(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for

S.T.U.P

(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name:

Duane Summerlin

Applicant/Owner's Title:

Owner

On Behalf of:

(Company Name, if applicable)

Telephone:

386-365-8616

Date:

2/28/24

Applicant/Owner's Signature:

[Signature]

Print Name:

Duane Summerlin

STATE OF FLORIDA

COUNTY OF

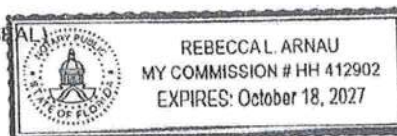
Columbia

The Foregoing instrument was acknowledged before me this 28 day of February, 20 24, by Duane Summerlin, whom is personally known by me F OR produced identification X.  
Type of Identification Produced Drivers license

Rebecca L Arnaud

(Notary Signature)

(SEAL)



After recording mail to :  
Duane E. Summerlin  
P O Box 445  
Lake City, Florida 32056-0445

Inst:200712028317 Date:12/26/2007 Time:1:47 PM  
Doc Stamp-Deed:0.00  
D.C.P. DeWitt Cason, Columbia County Page 1 of 1

### WARRANTY DEED

This Warranty Deed, made the 30<sup>th</sup> day of October, 2007, by **TERRY M KELLY and VERONICA A. KELLY**, hereinafter called the grantor, to **DUANE E. SUMMERLIN**, whose post office address is P O Box 445, Lake City, FL 32056-0445, hereinafter called the grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in the consideration of ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants bargains, sells allens, remises, releases and conveys and confirms unto the Grantee all that certain land situate in Columbia County, State of Florida, viz:

Lot No. 29, THE HUNT PLACE, a subdivision according to Plat thereof recorded in Plat Book 4, Pages 69-69A, public records, Columbia County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or restricted hereby.

Subject to an outstanding  $\frac{1}{2}$  interest in all minerals and mineral rights which may be owned by third parties.

This instrument is given to fulfill the terms and conditions of that certain Agreement for Deed as recorded December 29, 1992 in Official Records Book 0769, Page 0285 of the public records of Columbia County, Florida.

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

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

**And**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except unpaid taxes, if any, assessed after 1992.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

[Signature]  
Printed Name

[Signature]  
Witness Signature

[Signature]  
Printed Name

[Signature]  
TERRY M. KELLY

[Signature]  
VERONICA A. KELLY

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Sworn and subscribed before me this 26 day of DEC, 2007 by

TERRY M. KELLY and VERONICA A. KELLY, who are personally known to me or produced FL DRIVER LIC as other identification and who did not take an oath.

[Signature]  
Notary Public State of Florida

Prepared by:  
Terry M. Kelly  
P.O. Box 1116  
Lake City, FL, 32056-1116

NOTARY PUBLIC-STATE OF FLORIDA  
Jessica L. Ash  
Commission # DD696788  
Expires: JULY 18, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.





Kyle Keen, Tax Collector  
Proudly Serving The People of Columbia County

Site Provided by...  
aumentumtech.com 1,13

Tax Record

print     

Last Update: 3/5/2024 9:45:34 AM EST

Details

Tax Record

» Print View  
Legal Desc.  
Tax Payment  
Payment History  
Print Tax Bill **New!**  
Change of Address

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Searches

Account Number  
GEO Number  
Owner Name  
Property Address  
Mailing Address

Account Number	Tax Type	Tax Year
R03490-029	REAL ESTATE	2023
<b>Mailing Address</b>	<b>Property Address</b>	
SUMMERLIN DUANE E 490 SW SEVILLE PL LAKE CITY FL 32024	490 SEVILLE LAKE CITY	
	<b>GEO Number</b>	
	085S16-03490-029	

**Exempt Amount**  
See Below

**Taxable Value**  
See Below

Site Functions

Tax Search  
Local Business Tax  
Contact Us  
County Login  
Home

Exemption Detail	Millage Code	Escrow Code
HX 25000	003	999
HB 25000		
<b>Legal Description (click for full description)</b>		
08-5S-16 0200/02005.02 Acres LOT 29 THE HUNT PLACE S/D. ORB 701-636, 751-1406, 769-285 805-678, WD 1139-1015		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	90,128	50,000	\$40,128	\$313.60
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	90,128	25,000	\$65,128	\$48.72
LOCAL	3.2170	90,128	25,000	\$65,128	\$209.52
CAPITAL OUTLAY	1.5000	90,128	25,000	\$65,128	\$97.69
SUNANNEE RIVER WATER MGT DIST	0.3113	90,128	50,000	\$40,128	\$12.49
LAKE SHORE HOSPITAL AUTHORITY	0.0001	90,128	50,000	\$40,128	\$0.00
<b>Total Millage</b>	<b>13.5914</b>	<b>Total Taxes</b>		<b>\$682.02</b>	

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$285.98
GGAR	SOLID WASTE - ANNUAL	\$198.06

<b>Total Assessments</b>	\$484.04
<b>Taxes &amp; Assessments</b>	\$1,166.06
<b>If Paid By</b>	<b>Amount Due</b>
3/31/2024	\$302.89

Date Paid	Transaction	Receipt	Item	Amount Paid
12/13/2023	PAYMENT	2501600.0001	2023	\$293.82
9/14/2023	PAYMENT	1508964.0001	2023	\$267.52
6/23/2023	PAYMENT	1507276.0001	2023	\$263.32

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

This account currently uses the Installment method for payment. Please contact the Tax Department at (386)758-1077 for proper pay off of taxes.

Click Here To Pay Now

Print| << First < Previous Next > Last >>

PREPARED BY & RETURN TO:

Name: DUANE AND RONDA SUMMERLIN AND  
ASHLEY RIGGS

Address: 490 SW SEVILLE PLACE  
LAKE CITY, FL 32024

Parcel No.: 08-5S-16-03490-029

Inst: 202412004978 Date: 03/08/2024 Time: 2:35PM  
Page 1 of 1 B: 1510 P: 108, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC (111)  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 8th day of MARCH, 2024, by DUANE E. SUMMERLIN, JOINED BY HIS SPOUSE, RONDA SUMMERLIN, hereinafter called the Grantors, to DUANE E. SUMMERLIN, RONDA SUMMERLIN and ASHLEY RIGGS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose post office address is 490 SW SEVILLE PLACE, LAKE CITY, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

LOT NO. 29, THE HUNT PLACE, A SUBDIVISION ACCORDING TO PLAT THEREOF  
RECORDED IN PLAT BOOK 4, PAGES 69-69A, PUBLIC RECORDS, COLUMBIA COUNTY,  
FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO  
WARRANTIES AGAINST THE SAME.  
LEGAL PROVIDED BY GRANTOR.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS,  
RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the 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 and that the Grantors hereby fully warrant  
the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant  
that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31,  
2023.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above  
written.

Signed, sealed and delivered in the presence of:

Jessica L. Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles  
Witness Address: 757 W. Duval St.  
Lake City, FL 32055

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles  
Witness Address: 757 W. Duval St.  
Lake City, FL 32055

Duane E. Summerlin L.S.  
Name: DUANE E. SUMMERLIN  
Address: 490 SW SEVILLE PLACE, LAKE CITY, FL 32024

Ronda Summerlin L.S.  
Name: RONDA SUMMERLIN  
Address: 490 SW SEVILLE PLACE, LAKE CITY, FL 32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 8th day of MARCH, 2024, by DUANE E. SUMMERLIN and RONDA SUMMERLIN, who are personally known  
to me or who have produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M SWISHER JR, CLERK OF COURTS  
By [Signature] Date 3/8/2024  
Deputy Clerk



# MARRIAGE RECORD FLORIDA

APPLICATION NO. 206653

Page 1 of 1 B: 1404 P: 329, P. DeWitt Cason, Clerk of Court Columbia County, By: PT Deputy Clerk

GROOM DATA	1. GROOM'S NAME (First, Middle, Last) <b>Duane Ernest Summerlin</b>			2. DATE OF BIRTH (Month, Day, Year)		
	3a. RESIDENCE - CITY, TOWN, OR LOCATION	3b. COUNTY	3c. STATE	4. BIRTHPLACE (State or Foreign Country)		
BRIDE DATA	5a. BRIDE'S NAME (First, Middle, Last) <b>Rhonda Michelle Ellis</b>			5b. MAIDEN SURNAME (If different)		6. DATE OF BIRTH (Month, Day, Year)
	7a. RESIDENCE - CITY, TOWN, OR LOCATION	7b. COUNTY	7c. STATE	8. BIRTHPLACE (State or Foreign Country)		
WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.						
AFFIDAVIT OF BRIDE AND GROOM	9. GROOM'S SIGNATURE (Sign full name) <i>Duane Ernest Summerlin</i>			13. BRIDE'S SIGNATURE (Sign full name) <i>Rhonda Michelle Ellis</i>		
	10. SUBSCRIBED AND SWORN TO BEFORE ME ON	11. TITLE OF ISSUING OFFICIAL	14. SUBSCRIBED AND SWORN TO BEFORE ME ON	15. TITLE OF ISSUING OFFICIAL		
12. SIGNATURE OF ISSUING OFFICIAL <i>Mary K. Greene, D.C.</i>			16. SIGNATURE OF ISSUING OFFICIAL <i>Mary K. Greene, D.C.</i>			
<b>LICENSE TO MARRY</b> AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR BEFORE THE ABOVE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID. 17. DATE LICENSE ISSUED 18. EXPIRATION DATE 19a. SIGNATURE OF PERSON ISSUING LICENSE <i>P. DeWitt Cason</i> 19b. BY D.C. <i>PT</i> 19c. TITLE 20. COUNTY			<b>CERTIFICATE OF MARRIAGE</b> 21. I HEREBY CERTIFY THAT THE ABOVE NAMED BRIDE AND GROOM WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE DATE (month, day, year) 22a. SIGNATURE OF PERSON PERFORMING CEREMONY <i>Rev. Russell McDaniel</i> 22b. NAME OF PERSON PERFORMING CEREMONY (TYPE OR PRINT) <i>Rev. Russell M<sup>c</sup> Daniel</i> 22c. TITLE <i>Ordained Minister</i> 22d. ADDRESS <i>Rt. 10 Box 446 Lake City, FL 32025</i> 23. SIGNATURE OF WITNESS TO CEREMONY <i>Claudia Parsons</i> 24. SIGNATURE OF WITNESS TO CEREMONY <i>Patricia L. Witt</i>			
25. DATE RETURNED 26. RECORDED IN BOOK _____ PAGE _____ 27. CLERK OF COURT			28. RACE <b>Cau.</b> 29. NUMBER OF THIS MARRIAGE 30. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT) 31. DATE LAST MARRIAGE ENDED 32. RACE <b>Cau.</b> 33. NUMBER OF THIS MARRIAGE 34. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT) 35. DATE LAST MARRIAGE ENDED			

INFORMATION BELOW WILL NOT APPEAR ON CERTIFICATION ISSUED BY VITAL STATISTICS, EXCEPT UPON REQUEST.

HRS Form 743, Feb 91  
(Replaces Jan 89 edition which may be used)

This license not valid unless seal of Clerk,  
Circuit or County Court, appears thereon.

AUDIT CONTROL NO.



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
P. DEWITT CASON, CLERK OF COURTS

Date

*1/24/2020*



OFFICE of VITAL STATISTICS  
CERTIFIED COPY  
**CERTIFICATION OF BIRTH**

STATE FILE NUMBER: \_\_\_\_\_

CHILD'S NAME: **RONDA MICHELLE ELLIS**

DATE OF BIRTH: \_\_\_\_\_

SEX: \_\_\_\_\_

COUNTY OF BIRTH: \_\_\_\_\_

DATE FILED: \_\_\_\_\_

MOTHER'S MAIDEN NAME: **SHIRLEY JEAN BULLARD**FATHER'S NAME: **DELFORD PAUL ELLIS**

DATE ISSUED: \_\_\_\_\_

*C. Meade Griggs*, State Registrar

REQ: 2008940061

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.  
**WARNING:** THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA ON THE FRONT, AND THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.



DH FORM 1846 (08-04)

41267190

CERTIFICATION OF VITAL RECORD



\* 4 1 2 6 7 1 9 0 \*

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED



AFFIDAVIT AND AGREEMENT OF SPECIAL  
TEMPORARY USE FOR IMMEDIATE  
FAMILY MEMBERS FOR  
PRIMARY RESIDENCE

Inst: 202412005089 Date: 03/11/2024 Time: 1:47PM  
Page 1 of 2 B: 1510 P: 373, James M Swisher Jr, Clerk of Co  
Columbia, County, By: KH  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Ronda Summerlin, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Shirley Beasley, the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as mother, and both individuals being first duly sworn according to law, depose and say:

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. 08-55-16-03490-029.
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 5 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. 08-55-1603490-029 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.

Ronda Summerlin  
Owner

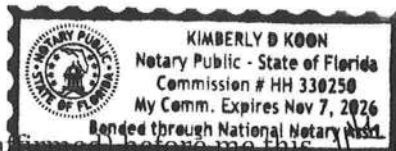
Shirley Beasley  
Family Member

Ronda Summerlin  
Typed or Printed Name

Shirley Beasley  
Typed or Printed Name

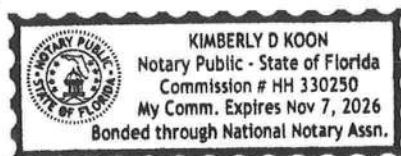
Subscribed and sworn to (or affirmed) before me this 11<sup>th</sup> day of March, 2024, by Ronda Summerlin (Owner) who is personally known to me or has produced Drivers license as identification.

Kimberly Koon  
Notary Public



Subscribed and sworn to (or affirmed) before me this 11<sup>th</sup> day of March, 2024, by Shirley Beasley (Family Member) who is personally known to me or has produced Drivers license as identification.

Kimberly Koon  
Notary Public



COLUMBIA COUNTY, FLORIDA

By: Karen Aiken  
Name: KAREN AIKEN  
Title: PLANNING





## Tax Record

Last Update: 3/11/2024 2:27:36 PM EDT

[Register for eBill](#)

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year			
R03490-029	REAL ESTATE	2023			
Mailing Address	Property Address				
SUMMERLIN DUANE E	490 SEVILLE LAKE CITY				
490 SW SEVILLE PL					
LAKE CITY FL 32024	GEO Number				
	085S16-03490-029				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
HB 25000	003	999			
HX 25000					
Legal Description (click for full description)					
08-5S-16 0200/02005.02 Acres LOT 29 THE HUNT PLACE S/D. ORB 701-636, 751-1406, 769-285 805-678, WD 1139-1015					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	90,128	50,000	\$40,128	\$313.60
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	90,128	25,000	\$65,128	\$48.72
LOCAL	3.2170	90,128	25,000	\$65,128	\$209.52
CAPITAL OUTLAY	1.5000	90,128	25,000	\$65,128	\$97.69
SUWANNEE RIVER WATER MGT DIST	0.3113	90,128	50,000	\$40,128	\$12.49
LAKE SHORE HOSPITAL AUTHORITY	0.0001	90,128	50,000	\$40,128	\$0.00
Total Millage	13.5914	Total Taxes	\$682.02		
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$285.98			
GGAR	SOLID WASTE - ANNUAL	\$198.06			
		Total Assessments	\$484.04		
		Taxes & Assessments	\$1,166.06		
		If Paid By	Amount Due		
		3/31/2024	\$302.89		
Date Paid	Transaction	Receipt	Item	Amount Paid	
12/13/2023	PAYMENT	2501600.0001	2023	\$293.82	
9/14/2023	PAYMENT	1508964.0001	2023	\$267.52	
6/23/2023	PAYMENT	1507276.0001	2023	\$263.32	

Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

This account currently uses the Installment method for payment. Please contact the Tax Department at (386)758-1077 for proper pay off of taxes.

[Click Here To Pay Now](#)



## Zoning Department

### Receipt Of Payment

#### Applicant Information

Kimberly Koon  
490 SW SEVILLE PL

#### Method

Credit Card  
12409596

#### Date of Payment

03/12/2024

#### Payment #

766516

#### Amount of Payment

**\$450.00**

AppID: 64425 Development #: STU240302  
Special Temporary Use  
Parcel: 08-5S-16-03490-029  
Address: 490 SW SEVILLE PL

#### 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>
03/05/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
03/12/2024	Payment: Credit Card 12409596	(\$450.00)
		<u>\$0.00</u>