



Columbia County Gateway to Florida

App# 49209
FOR PLANNING USE ONLY

Application # STUP 2105-31

Application Fee 200.00

Receipt No. 753728

Filing Date 5-4-21

Completeness Date 5-4-21

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Saling
2. Address of Subject Property: Lot 172 Three Rivers Estates
3. Parcel ID Number(s): 00-00-00-01146-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: .9
7. Existing Use of Property: N/A
8. Proposed Use of Property: RV (longterm Build Home)
9. Proposed Temporary Use Requested: RV permit

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): EFG LAWNs Todd Saling Title: owner
Company name (if applicable): EFG LAWNs LLC
Mailing Address: 7019 Tynan Ave
City: Jax State: FL Zip: 32211
Telephone: (904) 312-4738 Fax: () Email: EFG LAWNs@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): _____

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: ND
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: NO
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.

Todd Saline
Applicant/Agent Name (Type or Print)

Todd Saline
Applicant/Agent Signature

5/4/21
Date

Columbia County Tax Collector

generated on 4/29/2021 8:37:32 AM EDT

Tax Record

Last Update: 4/29/2021 8:36:17 AM 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 R01146-000	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address CURRAN JEROME & TINA 1460 LESTER CT MERRITT ISLAND FL 32952		Property Address GEO Number 000000-01146-000
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code N
Legal Description (click for full description) 00-00-00 0000/0000.92 Acres LOT 172 UNIT 18 THREE RIVERS ESTATES. ORB 845-1167, DC 845-1165, WD 1052-781.		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	6,000
COLUMBIA COUNTY SCHOOL BOARD		0
DISCRETIONARY	0.7480	6,000
LOCAL	3.7810	6,000
CAPITAL OUTLAY	1.5000	6,000
SUWANNEE RIVER WATER MGT DIST	0.3696	6,000
LAKE SHORE HOSPITAL AUTHORITY	0.0001	6,000
Total Millage	14.4137	Total Taxes
		\$86.49
Non-Ad Valorem Assessments		
Code FFIR	Levying Authority FIRE ASSESSMENTS	Amount \$60.78
Total Assessments		\$60.78
Taxes & Assessments		\$147.27
If Paid By		Amount Due \$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/29/2020	PAYMENT	2702732.0001	2020	\$141.38

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Title America Real Estate Closings
10448 Old Saint Augustine Road
Jacksonville, FL 32257
904.262.6400w
FILE: **T39927**

Parcel ID#:00-00-00-01146-000
SALE PRICE: \$18,500.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of August, 2020 by

Jerome Curran, conveying his non-homestead property,

whose post office address is **1460 Lester Ct, Merritt Island, FL 32952** herein called the Grantor, to

EFG LAWNS LLC, a Florida Limited Liability Company,

whose post office address is **7019 Tynan Ave, Jacksonville, FL 32211**, 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)*

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 172, Three Rivers Estates, Unit No. 18, according to the map or plat thereof as recorded in Plat Book 6, Page 12, of the Public Records of Columbia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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 said 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 of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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:

Samantha Gorman
Witness #1 Signature

Samantha Gorman
Witness #1 Printed Name

Jerome Curran
Jerome Curran

Shelby Gordy
Witness #2 Signature

Shelby Gordy
Witness #2 Printed Name

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 3 day of August, 2020 by Jerome Curran who () is personally known to me or (x) has produced FLDL as identification.

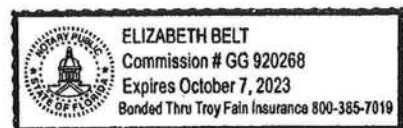
SEAL



My Commission Expires:

10/7/23

Elizabeth Belt
Notary Public
Elizabeth Belt
Printed Notary Name





FW

STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

CR # 10-8055

PERMIT NO. 21-0250
DATE PAID: 3/11/21
FEE PAID: 310.00
RECEIPT #: 1498401

APPLICATION FOR:

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

APPLICANT: EFG LAWNS LLC / TODD SALING

AGENT: HOWARD SEPTIC

TELEPHONE: (904) 312-4738

MAILING ADDRESS: P.O. BOX 180

BRANFORD

FL 32008

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) 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

LOT: 172 BLOCK: N/A SUBDIVISION: 3 - RIVERS UNIT 18 PLATTED: _____

PROPERTY ID #: 00-00-00-01146-000 ZONING: RES I/M OR EQUIVALENT: ☐ NO ☐

PROPERTY SIZE: 0.918 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ≤ 2000 GPD ☐ > 2000 GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ NO ☐ DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: DELEWARE WAY, FT WHITE

DIRECTIONS TO PROPERTY:

TAKE SR 47 SOUTH TO FT WHITE, TURN RIGHT ON SR 27, TURN LEFT ON RIVER SIDE DR, TURN LEFT ON UTAH ST, TURN RIGHT ON MONTANA ST, TURN RIGHT ON DELEWARE WAY, SITE ON LEFT.

BUILDING INFORMATION ☒ RESIDENTIAL ☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	CAMPER	1	256	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Feter C. Howard

DATE: 3/14/21

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan

Permit Application Number: 21-0250

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT

10-8055

SEE ATTACHED

Site Plan Submitted By Paul Riley Date 3/7/21
Plan Approved Not Approved Not Date 3/18/21

By [Signature] ESD Columbia CPHU

Notes: _____

21-0950

WENT DISTRICT
10 DECEMBER 28.

ELEVATION:

ATION: 27.5

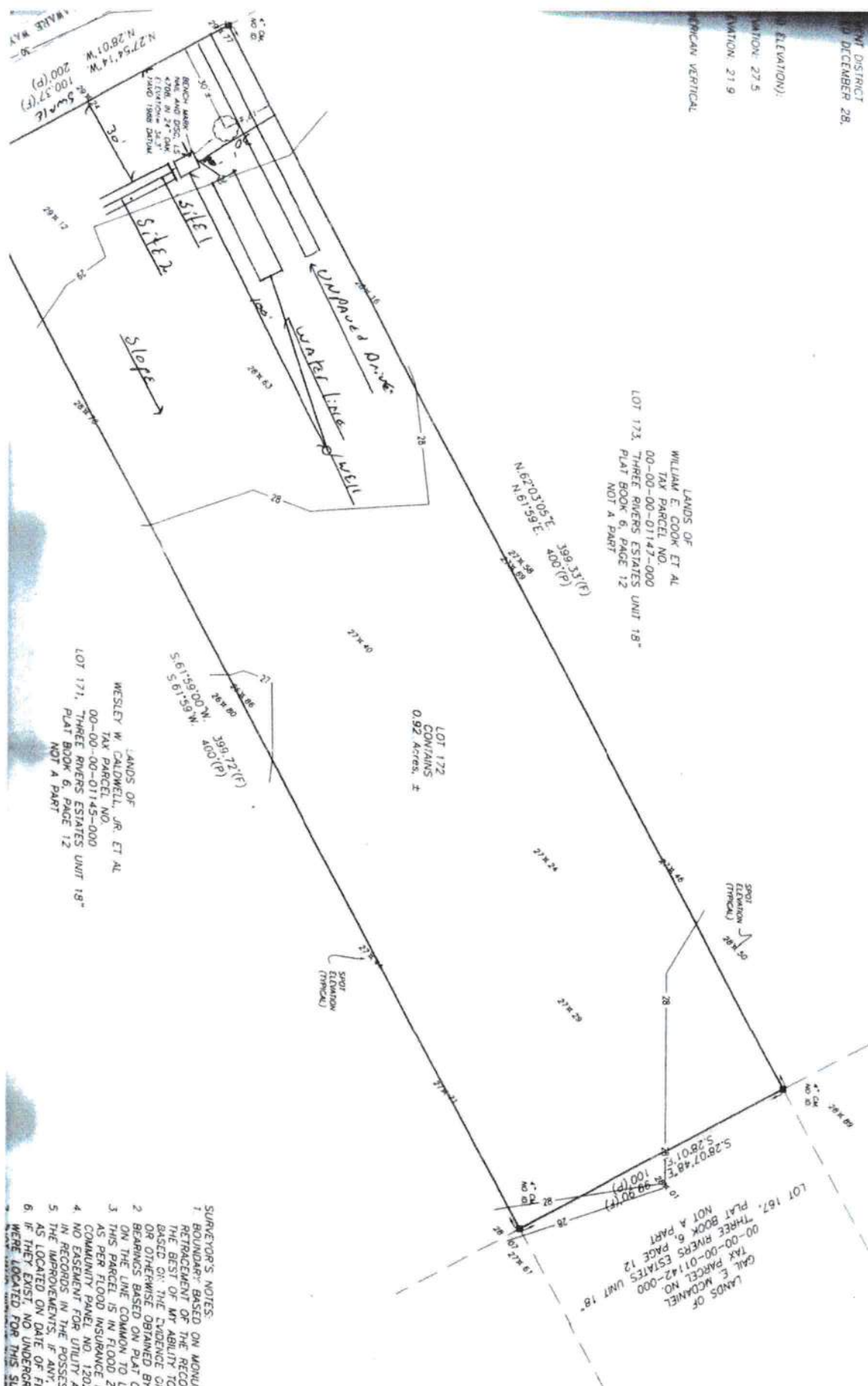
ATION: 21.9

AMERICAN VERTICAL

LANDS OF
WILLIAM E. COOK ET AL
TAX PARCEL NO.
00-00-00-01147-000
THREE RIVERS ESTATES UNIT 18"
PLAT BOOK 6, PAGE 12
NOT A PART

LOT 172
CONTAINS
0.92 Acres, ±

LANDS OF
WESLEY W. CALDWELL, JR. ET AL
TAX PARCEL NO.
00-00-00-01145-000
THREE RIVERS ESTATES UNIT 18"
PLAT BOOK 6, PAGE 12
NOT A PART



- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN / RETRACEMENT OF THE RECORD TITLE BOUNDARIES
 2. THE BEST OF MY ABILITY TO INTERPRET AND LOCATE OR OTHERWISE OBTAINED BY THIS OFFICE.
 3. BEARINGS BASED ON PLAT OF RECORD USING MON ON THE LINE COMMON TO LOT 172 AND 171 AS THIS PARCEL IS IN FLOOD ZONE "AE" AND IS SUB. AS PER FLOOD INSURANCE RATE MAP, DATED FEBRU COMMUNITY PANEL NO. 1202300459C.
 4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS 5 IN RECORDS IN THE POSSESSION OF THIS OFFICE.
 5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SI AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN.
 6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS WERE LOCATED FOR THIS SURVEY EXCEPT AS SHO



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

EFG LAWNS LLC

Filing Information

Document Number	L14000086195
FEI/EIN Number	47-1044538
Date Filed	05/28/2014
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	11/18/2015
Event Effective Date	NONE

Principal Address

7019 Tynan ave
JACKSONVILLE, FL 32211

Changed: 02/28/2015

Mailing Address

7019 Tynan Ave
JACKSONVILLE, FL 32211

Changed: 02/28/2015

Registered Agent Name & Address

SALING, TODD

7019 Tynan Ave
JACKSONVILLE, FL 32211

Address Changed: 02/28/2015

Authorized Person(s) Detail

Name & Address

Title MGR

SALING, TODD

7019 Tynan ave
JACKSONVILLE, FL 32211

Title MGR

SALING, LATASHA

7019 Tynan ave
JACKSONVILLE, FL 32211

Annual Reports

Report Year	Filed Date
2019	05/12/2019
2020	06/23/2020
2021	01/22/2021

Document Images

01/22/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
05/12/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
11/18/2015 -- CORLCDSMEM	View image in PDF format
02/28/2015 -- ANNUAL REPORT	View image in PDF format
06/23/2014 -- LC Amendment	View image in PDF format
05/28/2014 -- Florida Limited Liability	View image in PDF format