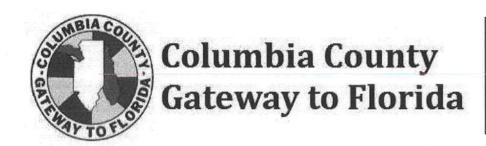
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FOR PLANNING USE	ONLY	
Application # STUP_	24041	10
Application Fee	200.	90
Receipt No. 74	,7047	
	1-2024	
Completeness Date	5-15-	2024

Special Temporary Use Permit Application

A.	PRO	JECT INFORMATION
	1.	Project Name: AARON STEVENS
	2.	Address of Subject Property: 129 SW Picoson Way
	3.	Parcel ID Number(s): 26-65-16-03943-014
	4.	Future Land Use Map Designation: 46 - 3
	5.	Zoning Designation: A-3
	6.	Acreage: 5 acres.
	7.	Existing Use of Property: VACANT
	8.	Proposed Use of Property: VACAUT - RECREATIONAL
	9.	Proposed Use of Property: VACAUT - RECREATIONAL Proposed Temporary Use Requested: OMO. RV RECREATIONAL
В.	APP	LICANT INFORMATION
	1.	Applicant Status Owner (title holder)
	2.	Name of Applicant(s): Awar Stevens Title:
		Company name (if applicable):
		Company name (if applicable): Mailing Address: 241 Se ook 54. Low City FL 320 x5 City: State: Zip: Telephone: (182) 697-4990 Fax: () Email: According to the North Stevens 079 DG 1
		City:State:Zip:
		Telephone: (182) 697-4990 Fax: () Email: Acconsustin Stevens 079 (186)
		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:
		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
		habelf of the preparty super

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:
	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: QYes ONo
	Variance Application No. V
	Special Exception: OYes ONo
	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:

- In any zoning district: special events operated by non-profit, eleemosynary organizations.
- 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.
- 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.
- 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.

- 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, stepparent, 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 offsite, 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;
 - If the applicant is not an individual, the names and addresses of the business;
 - 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 our 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.



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.
- 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.
- 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.

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).
- 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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

9-2329

Inst. Number: 202412005332 Book: 1510 Page: 970 Page 1 of 2 Date: 3/14/2024 Time: 10:09 AM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 454.30

Prepared by and return to:
Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7731CC

Parcel Identification No 26-6S-16-03943-014

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 13th day of March, 2024 between Cindy E. Royall, a married woman, whose post office address is 114 SW Windy Acres Court, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantor, to Leah R. Stevens and Aaron J. Stevens, wife and husband, whose post office address is 241 SE Oak Street, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

The East 1/2 of the East 1/2 and together with an easement for ingress, egress and public utilities over and across the North 30 feet of the following described property:

PARCEL F

Begin at the Southwest corner of the Northwest 1/4, Section 26, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 89 degrees 29 minutes 58 seconds East along the South line of said Northwest 1/4, 1098.76 feet, thence North 0 degrees 12 minutes 29 seconds West, 681.69 feet, thence South 89 degrees 29 minutes 58 seconds West, 675.71 feet, thence South 89 degrees 47 minutes 31 seconds West, 423.00 feet to the West line of said Section 26, thence continue South 89 degrees 47 minutes 31 seconds West, 177.00 feet, thence South 0 degrees 12 minutes 29 seconds East, 684.60 feet to the South line of the Northeast 1/4 of Section 27, thence North 89 degrees 32 minutes 58 seconds East along said South line, 177 feet to the Point of Beginning. Said lands being a part of the Southwest 1/4 of Northwest 1/4, Section 26, and Southeast 1/4 of the Northeast 1/4, Section 27, all in Township 6 South, Range 16 East. Together with an easement for ingress, egress and public utilities over and across the West 30 feet of the East 207 feet of the East 1/2 of the Northeast 1/4 of Section 27, Township 6 South, Range 16 East, lying South of the right of way of County Road No. 238.

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

Inst. Number: 202412005332 Book: 1510 Page: 971 Page 2 of 2 Date: 3/14/2024 Time: 10:09 AM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 454.30

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions,

TO HAVE AND TO HOLD the same in fee simple forever

easements, reservations and limitations of record, if any.

n fee ereby ever.

above

TO HAVE AND TO HOLD the same in fee simple forever.
And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land is simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor he fully warrants the title to said land and will defend the same against the lawful claims of all persons whomse In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first a written.
Signed, sealed and delivered in our presence:
Witness: Chaff J. Whale Address: 426 SW COMMERCE DR. SUITE 145 LAKE CITY, FL.
Witness: Savannah Rawlerson Address: 426 SW COMMERCE DR. SUITE 145 LAKE CITY, FI
STATE OF FLORIDA COUNTY OF COLUMBIA
The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 13 day of March, 2024, by Cindy E. Royall.
Signature of Notary Public Print, Type/Stamp Name of Notary CHAST J. WHALEN Commission # HH 408468 Expires June 8, 2027
Personally Known:OR Produced Identification:X Type of Identification Produced:OL

Columbia County Tax Collector

Tax Record

Last Update: 4/2/2024 2:40:28 PM EDT



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 R03943-014 Mailing Address ROYALL CINDY E 433 SW PIERSON WAY FORT WHITE FL 32038	Tax Type REAL ESTATE Property Add	Tax Type REAL ESTATE Property Address	Tax Year 2023
Exempt Amount	Taxable Value	Value	
See Below	See Below	3elow	
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Legal Description (click for	003 r full description		Escrow Code
Legal Description (click for full description). 26-6S-16 0700/07005.00 Acres E1/2 OF E1/2 OF THE E 1098.76 FT, N 681.69 FT, W 675.71 FT, W 423 FT CONT W 177 FT, S 684.60 FT TO S LINE OF NE1/4 OF POB. WD 1190-2529	or full description) es E1/2 OF E1/2 OF THE W 675.71 FT, W 423 FT TO S LINE OF NE1/4 OF		FOLLOWING: BEG SW COR, TO W LINE OF SEC 26, SEC 27, E 177 FT TO
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Total Millage

13.5914

Total Taxes

\$621.94

generated on 4/2/2024 2:42:09 PM EDT

\$0.00	
Amount Due	If Paid By
\$625.13	Taxes & Assessments
\$3.19	Total Assessments
**************************************	FIRE ASSESSMENTS
	INDITAG VALOTEIII ASSESSMENTS

PAYMENT 9922059.0001 2023 Prior Year Taxes Due		Company of Service Services			/
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PAYMENT 9922059.0001 2023	Payment History	Prior Year:			
Transaction Receipt Item	\$606.38	2023	9922059.0001	PAYMENT	12/1/2023
	Amount Paid	Item	Receipt	Transaction	Date Paid

Property Appraiser COUNTY

Parcel 26-65-16-03943-014 https://search.ccpafl.com/parcel/03943014166526

429 SW PIERSON WAY

Legal Description

TO SLINE OF NE1/4 OF SEC 27, E 177 FT TO POB.... TO W LINE OF SEC 26, CONT W 177 FT, S 684.60 FT 1098.76 FT, N 681.69 FT, W 675.71 FT, W 423 FT E1/2 OF E1/2 OF THE FOLLOWING: BEG 5W COR, E

USE: 0700: MISC IMPROVED

LAKE CITY, FL 32025

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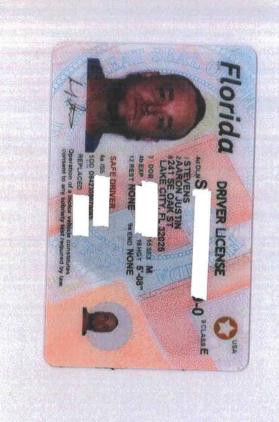
STEVENS LEAH R

241 SE OAK ST

Owners

STSIG:noisivibdu2







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

APPLICATION FOR CONSTRUCTION PERMIT

	ATION FOR: New System [] I Repair [] I	Existing Sys Abandonment	tem []	Holding Tank Temporary	[] Innovative
	AATON Stevens					uaronjustinsteans 0) NE: 590-4884 Coma
	Raymond Septic				TELEPHO	NE: 590-4884 C9 MAI
MAILING	ADDRESS: 22694 CR	49 Obrien				
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PROPERT	PY ID #: 26-6S-16-03	3943-014	ZONING	: _	I/M OR EQU	JIVALENT: [Y /N
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Unit T	G INFORMATION Type of Stablishment	[x] RESID	Building	Con	[] COMMERCIAL mmercial/Institut ble I, Chapter 62	ional System Design -6, FAC
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STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

APPLICATION FOR CONSTRUCTION PERMIT

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								Pe	rmit Applica	tion Number_	SH	-029

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used) Incorporated: 62-6.004, F.A.C.

319:32 260'tsp/L 180'to 11L 420'

24-0292 1": 751

Pay 120 4/1/2011



Zoning Department

Receipt Of Payment

Applicant Information

Aaron Stevens 429 SW Pierson Way, Ft White, FL 32038

Method Credit Card

12704318

Date of Payment 05/15/2024

Payment # 767047

Amount of Payment

\$200.00

AppID: 64780 Development #: STU240401

Special Temporary Use Parcel: 26-6S-16-03943-014

Address: 429 SW Pierson Way, Ft White, FL 32038

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/Build ingandZoning.asp Address: Building and Zoning 135 NE Hernando Ave. Lake City, FL 32055

Payment History

Date	Description	Amount
04/03/2024	Fee: Special Temporary Use Permit (10) Six-month temporary RV permit	\$200.00
05/15/2024	Payment: Credit Card 12704318	(\$200.00)
	_	\$0.00