



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 22-11-66

Application Fee 200.00

Receipt No. \_\_\_\_\_

Filing Date 11-15-22

Completeness Date \_\_\_\_\_

## Special Temporary Use Permit ? Application

### A. PROJECT INFORMATION

1. Project Name: Davis
2. Address of Subject Property: \_\_\_\_\_
3. Parcel ID Number(s): 04218-203
4. Future Land Use Map Designation: A9
5. Zoning Designation: A-3
6. Acreage: 10 acres
7. Existing Use of Property: NONE
8. Proposed Use of Property: Farming / Mobile home
9. Proposed Temporary Use Requested: RV 6 month temporary Use

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Patricia Davis Title: OWNER  
Company name (if applicable): N/A  
Mailing Address: 196 S.W. GARTH ST  
City: FORT WALKER State: FLA Zip: 32038  
Telephone: (386) 438-8821 Fax: ( ) N/A Email: N/A

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:  
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.

Patricia Davis  
Applicant/Agent Name (Type or Print)

Esther Davis  
Applicant/Agent Signature

10/15/2022  
Date

WARRANTY DEED

Prepared by  
Craig R. Perry

Inst: 202212016377 Date: 08/22/2022 Time: 8:14AM  
Page 1 of 2 B: 1473 P: 2284, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *[Signature]*  
Deputy Clerk Doc Stamp-Deed: 0.70

THIS WARRANTY DEED, made the 22 day of FEBRUARY, 2022,  
by CRAIG R. PERRY, hereinafter called the GRANTOR, to PATRICIA DAVIS, whose post  
office address is 196 SW GARTH ST., FORT WHITE, FLORIDA 32038, hereinafter called the  
GRANTEE.

(Whenever used herein, the terms GRANTOR and GRANTEE include all the parties of  
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 consideration of the sum of PAYOFF OF  
AN AGREEMENT FOR DEED and for other valuable considerations, receipt whereof is hereby  
acknowledges, 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:

COMMENCE AT THE NE CORNER OF SE ¼ of NE ¼ SEC. 15, TWP. 7-S, R 16-E,  
COLUMBIA COUNTY, FLORIDA THENCE 89 deg 01' 45" W 588.79 FT., THENCE S 00 deg  
55' 36" E 617.62 FT., TO THE POINT OF BEGINNING, THENCE CONTINUE S 00 deg 55'  
36" E 628.73 FT. TO THE NORTH LINE OF SHILOH ROADW, THENCE N 89 deg 35' 04" W  
648.30 FT., THENCE N 45 deg 15' 21" W 85.84 FT. TO THE EAST RIGHT OF WAY LINE OF  
FRY ROAD., THENCE N 00 deg 55' 38" W 551.60 FT., THENCE N 89 deg 01' 45" E 708.10  
FT., TO THE POINT OF BEGINNING CONTAINING 10.04 ACRES MORE OR LESS>

SUBJECT TO: RIGHT OF WAY EASEMENTS IN FAVOR OF CLAY ELECTRIC  
SUBJECT TO: OUTSTANDING MINERAL INTERESTS OF RECORD

TAX I.D. NUMBER: 15-7S-16-04218-203

TOGETHER, with all the tenements, hereditaments 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 has  
good right and lawful authority to sell and convey said land, hereby warrants the title to said land  
and will defend the same against the lawful claims of all persons whomsoever; and that the said  
land is free of all encumbrances except those mentioned above and except taxes accruing  
subsequent to 2/22/22.



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

Signed, sealed delivered in the presence of:

[Signature]  
WITNESS  
(print) Michael J. Carr

[Signature]  
CRAIG R. PERRY

[Signature]  
WITNESS  
(print) George Morse

STATE OF FLORIDA  
COUNTY OF COLUMBIA

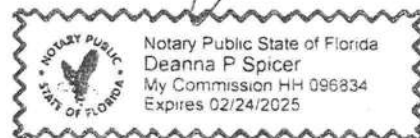
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED, CRAIG R. PERRY, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AND AN OATH WAS NOT TAKEN. (CHECK ONE)

- ( ) SAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME  
( ☒ ) SAID PERSON(S) PROVIDED THE FOLLOWING TYPE OF IDENTIFICATION

Michigan Drivers License

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND THE STATE LAST AFORESAID THIS 23 day of February, 2022.

[Signature]  
NOTARY PUBLIC





**Kyle Keen, Tax Collector**  
*Proudly Serving The People Of Columbia County*  
 135 NE Hernando Ave, Suite 125  
 Lake City, Florida 32055-4006  
 www.columbiataxcollector.com

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 2021 REAL ESTATE**

*Skip The Trip!* [www.columbiataxcollector.com](http://www.columbiataxcollector.com)  
 • eCheck (Electronic payment from your checking account with no fee)  
 • Credit Card (Fee added by payment processor - see website for fees)  
**Print Your Receipt Instantly Online**

Account #: R04218-203

003

DAVIS PATRICIA A  
 196 SW GARTH ST  
 FORT WHITE FL 32038-2916

15-7S-16 /0000 0 acres  
 COMM NE COR OF SE1/4 OF NE1/4,  
 RUN W 588.79 FT, S 617.92 FT  
 FOR POB, CONT S 628.73 FT TO  
 N R/W SHILOH RD, W 648.30 FT,  
 See Tax Roll for extra legal.

**AD VALOREM TAXES**

| TAXING AUTHORITY              | MILLAGE RATE | ASSESSED VALUE | EXEMPTION          | TAXABLE VALUE | TAXES LEVIED |
|-------------------------------|--------------|----------------|--------------------|---------------|--------------|
| BOARD OF COUNTY COMMISSIONERS | 7.8150       | 45,180         |                    | 45,180        | 353.08       |
| COLUMBIA COUNTY SCHOOL BOARD  |              |                |                    |               |              |
| DISCRETIONARY                 | 0.7480       | 45,180         |                    | 45,180        | 33.79        |
| LOCAL                         | 3.6430       | 45,180         |                    | 45,180        | 164.59       |
| CAPITAL OUTLAY                | 1.5000       | 45,180         |                    | 45,180        | 67.77        |
| SUWANNEE RIVER WATER MGT DIST | 0.3615       | 45,180         |                    | 45,180        | 16.33        |
| LAKE SHORE HOSPITAL AUTHORITY |              | 45,180         |                    | 45,180        |              |
| <b>TOTAL MILLAGE</b>          |              | 14.0675        | <b>TOTAL TAXES</b> |               | \$635.56     |

**eBill**

Scan to view your bill or sign up to receive future bills by email.



columbiataxcollector.com  
 Click "Register for eBilling"

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY        | RATE       | AMOUNT  |
|--------------------------|------------|---------|
| FFIR FIRE ASSESSMENTS    | Per Parcel | 60.78   |
| <b>TOTAL ASSESSMENTS</b> |            | \$60.78 |

**COMBINED TAXES AND ASSESSMENTS**

\$696.34

IF POSTMARKED BY:  
 PLEASE PAY ONLY  
 ONE AMOUNT

Nov 30 2021  
 \$668.49

Dec 31 2021  
 \$675.45

Jan 31 2022  
 \$682.41

Feb 28 2022  
 \$689.38

Mar 31 2022  
 \$696.34

**Kyle Keen, Tax Collector**  
*Proudly Serving The People Of Columbia County*  
 135 NE Hernando Ave, Suite 125  
 Lake City, Florida 32055-4006

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 2021 REAL ESTATE**

Pay online at [www.columbiataxcollector.com](http://www.columbiataxcollector.com)  
**AMOUNT DUE**

I am paying the following amount (check only one box) based on the date paid online, in the office or postmarked:

- ☐ Nov 30, 2021 (4% discount) \$668.49
- ☐ Dec 31, 2021 (3% discount) \$675.45
- ☐ Jan 31, 2022 (2% discount) \$682.41
- ☐ Feb 28, 2022 (1% discount) \$689.38
- ☐ Mar 31, 2022 (no discount) \$696.34

Please Pay in U.S. Funds to Kyle Keen, Tax Collector  
 135 NE Hernando Ave., Suite 125, Lake City, FL 32055

**RETURN WITH PAYMENT**

0000000000 0000069634 0000000197650000 0001 0





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

PERMIT NO. 20-0815  
DATE PAID: 7/21/21  
FEE PAID: 55.86  
RECEIPT #: 584239

APPLICATION FOR:

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

APPLICANT: SANDRA CASS

AGENT: N/A TELEPHONE: 561-762-4757

MAILING ADDRESS: 45 W Mango Rd., LAKE WORTH, FL 33467

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: 111+112 BLOCK: Unit 18 SUBDIVISION: Three Rivers Estates PLATTED: \_\_\_\_\_

PROPERTY ID #: 00-00-00-01104-000 ZONING: \_\_\_\_\_ I/M OR EQUIVALENT: ☒ Y / ☐ N

PROPERTY SIZE: 1.83 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPD

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

PROPERTY ADDRESS: 822 SW Nebraska Terrace, Ft White, FL 32028

DIRECTIONS TO PROPERTY: 47 South, (R) on 27, (L) on Riverside Ave.

(R) on Montana St., property on LEFT (Corner of  
Montana St. and Nebraska Terrace

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       | <u>GARAGE/SHED</u>    | <u>0</u>        | <u>468</u>         |  |
| 2       | <u>RV</u>             | <u>1</u>        | <u>256</u>         |  |
| 3       |                       |                 |                    |  |
| 4       |                       |                 |                    |  |

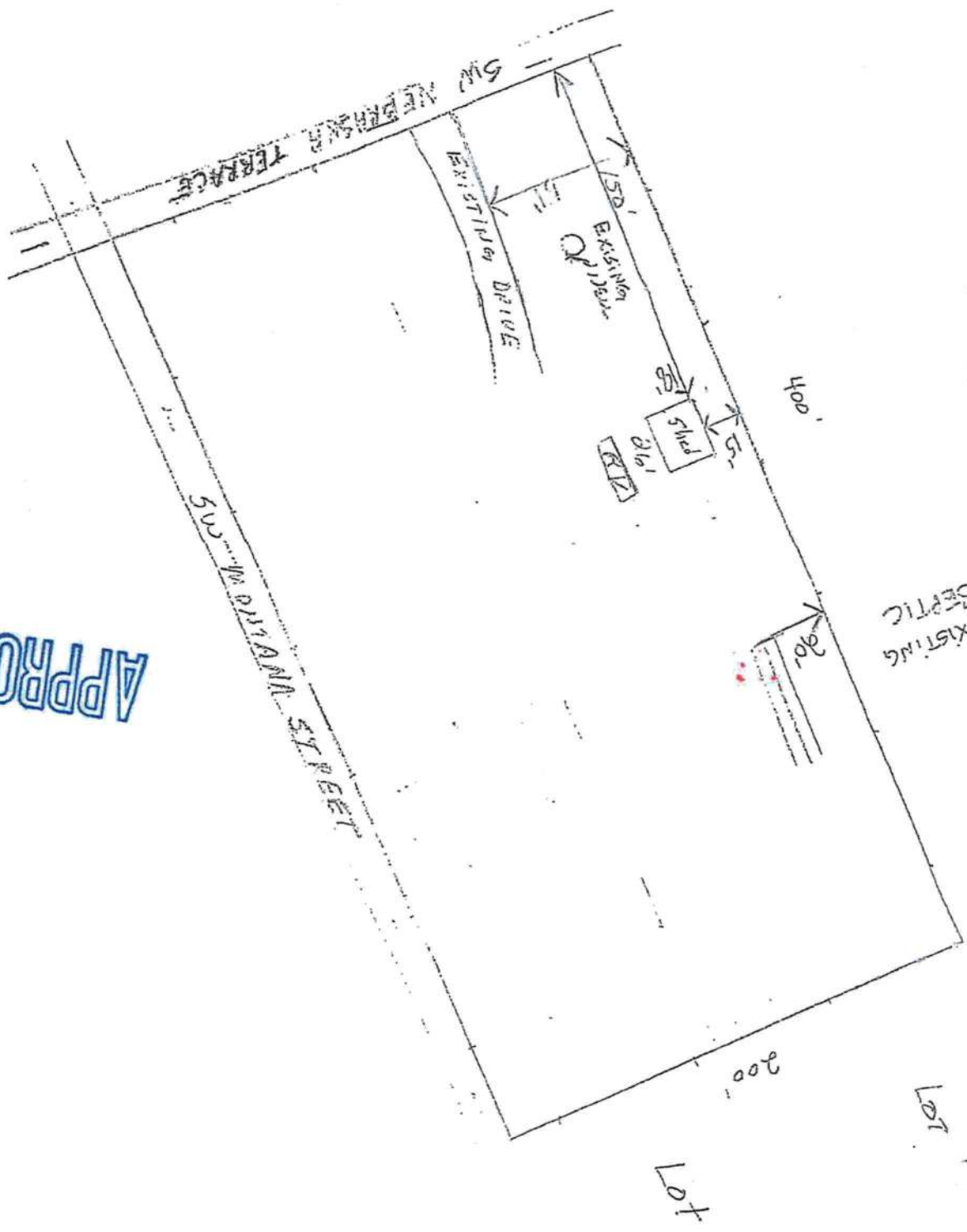
☐ Floor/Equipment Drains ☐ Other (Specify) \_\_\_\_\_

SIGNATURE: Sandra Cass DATE: 7/18/21

Scale 1" = 60 FEET

EXISTING SEPTIC

NORTH  
↑



APPROVED

200815