

COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION

Permit No. 0709-14m#

Date 9-24-07

Fee 100.00

Receipt No. 3743

26269

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, one (1) 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, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
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 therefor 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 these 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.

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1. Name of Title Holder(s) MARGARET ~ ROBERT LARDIZABEL  
Address 1139 NW Blackberry Cr. City LAKE CITY Zip Code 32055  
Phone ( ) 755-2309

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) MARONDA HOMES INC, THEODORE C. BROCK  
Address 120 SW TIMBER RIDGE DR. City LAKE CITY Zip Code 32024  
Phone ( 407 ) 227-3604

2. Size of Property 1/2 AC

3. Tax Parcel ID# 10-45-16-02856-000

4. Present Land Use Classification RES. Low Den.

5. Present Zoning District RSF-2

6. Proposed Temporary Use of Property Construction MH

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 1 yr.

8. Attach Copy of Deed of Property.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Theodore C Brock  
Applicants Name (Print or Type)

X KC  
Applicant Signature

9-24-07  
Date

Approved X BK  
24.09.07  
Denied \_\_\_\_\_

### OFFICIAL USE

Reason for Denial \_\_\_\_\_

Conditions (if any) \_\_\_\_\_



STATE OF FLORIDA  
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

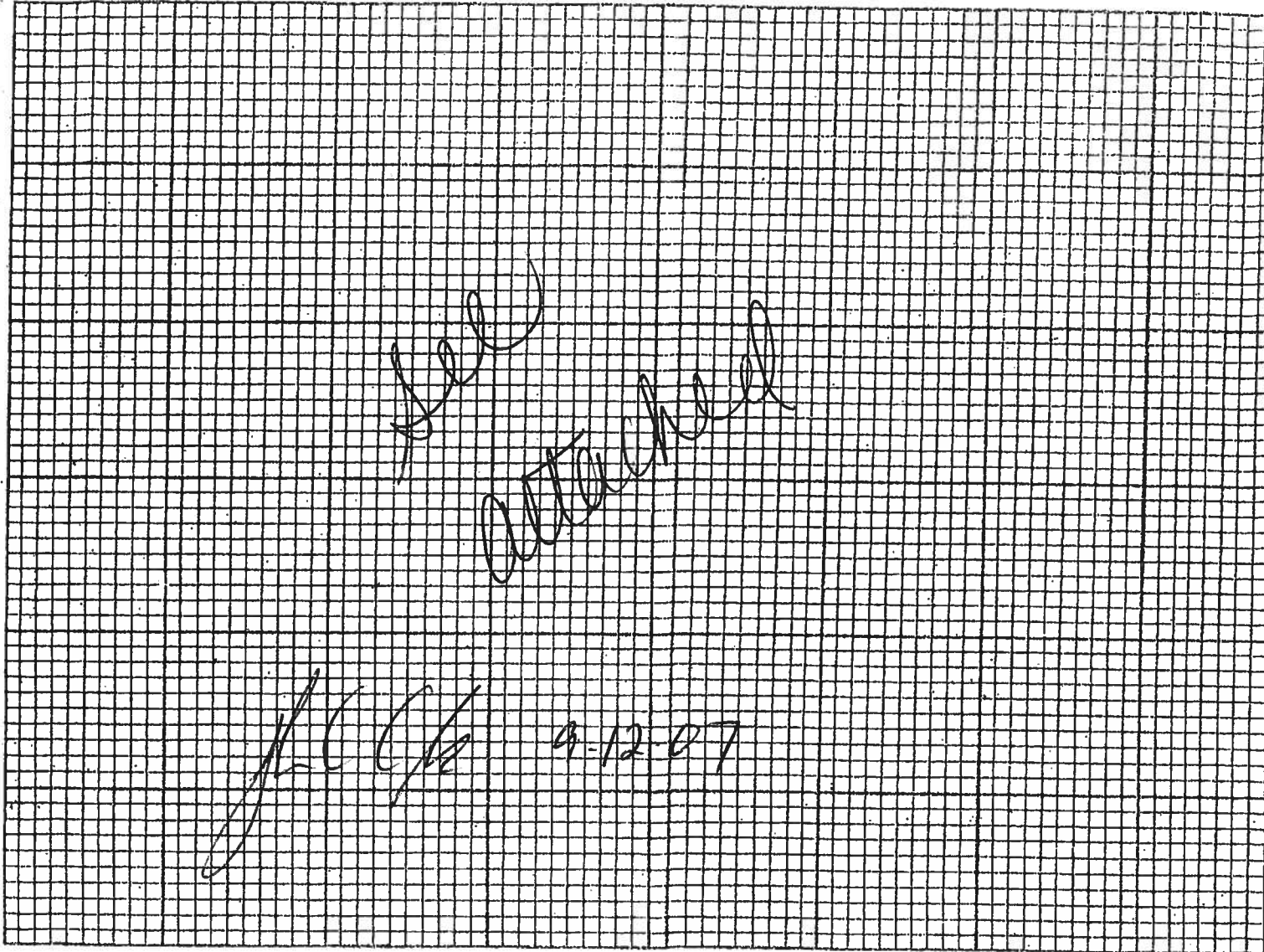
Permit Application Number

07-0734

See attached.

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes:

Site Plan submitted by:

Jessica Abney

Signature

AGENT

Title

Plan Approved

Not Approved

Date 9/24/07

By

Th 02

Columbia

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

## AGREEMENT FOR THE SALE AND PURCHASE OF REAL PROPERTY

(Timberlands - Phase I)

**THIS AGREEMENT FOR THE SALE AND PURCHASE OF REAL PROPERTY** (this "Agreement") is made and entered into by and between the parties herein identified as of the effective date defined below.

1. Definitions. The following terms shall have the meanings indicated for all purposes affecting this Agreement.

a. Closing. The term "Closing" shall mean and refer to each act of settlement of the purchase and sale of one or more Lots to be conveyed by Seller to Purchaser pursuant to this Agreement.

b. Closing Agent. The term "Closing Agent" shall mean and refer to the law firm of **Brannon, Brown, Haley & Bullock, P.A.**

c. Development. The term "Development" shall mean and refer to the proposed single family residential project of forty-one (41) Lots which shall be developed on the Property in a single phase as depicted on the Preliminary Plan. The Development is to be known as "Timberlands - Phase I."

d. Escrow Agent. The term "Escrow Agent" shall mean and refer to the law firm of **Brannon, Brown, Haley & Bullock, P.A.**

e. Final Engineering Plans. The term "Final Engineering Plans" shall mean and refer to the engineering plans for the Development hereafter approved by the Local Government.

f. Governmental Authorities. The Term "Governmental Authorities" shall mean and refer to the Columbia County, the City of Lake City, the Suwannee River Water Management District (the "District"), Florida Department of Environmental Protection ("FDEP"), the State of Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, and all other governmental authorities having jurisdiction over the Property.

g. Local Government. The term "Local Government" shall mean and refer to the Columbia County, Florida.

h. Lot. The term "Lot" shall mean and refer to each residential building lot hereafter approved by the Local Government for development within the Property. The exterior dimensions of the Lots shall be as indicated on the Preliminary Plan. Notwithstanding the foregoing, Lots 20 and 40 as depicted on the Preliminary Plan are not included in the Lots being sold to Purchaser.

i. Preliminary Plan. The term Preliminary Plan shall mean and refer to the preliminary conceptual development plan attached as Exhibit "C" to this Agreement and incorporated herein by this reference.

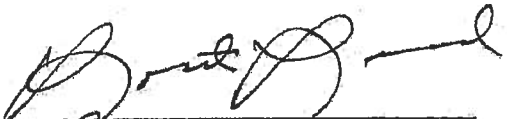
this and other transactions may cause the aggregate amount of any individual depositor's account to exceed applicable deposit insurance coverage. Purchaser and Seller agrees that Escrow Agent shall serve both as attorney for Seller and as the escrow agent under this Agreement and waives any conflict of interest related thereto.

24. Recordation. Concurrently with execution of this Agreement, the parties shall execute the Memorandum of Contract attached hereto as Exhibit "D", and if Purchaser elects to go forward with this Agreement, Purchaser may, after the expiration of the Inspection Period, record the Memorandum of Contract in the Public Records of the County wherein to the Property is located. If Purchaser defaults under this Agreement, Purchaser shall record a release of the Memorandum of Contract within ten (10) business days following receipt of written notice from Seller demanding that the Memorandum of Contract be released.

**THIS AGREEMENT HAS BEEN EXECUTED** and is effective as of the date it is fully executed by both parties and a fully-executed original is received by Purchaser ("Effective Date").

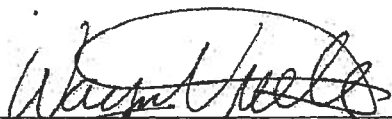
**"SELLER"**

**RML HOLDINGS, INC.,**  
a Florida corporation

By:   
Name: ROBERT LARDIZABAL  
Title: PRESIDENT  
Dated: 8/01/, 2007

**"PURCHASER"**

**MARONDA HOMES, INC. OF**  
**FLORIDA**, a Florida corporation

By:   
Name: Wayne Von Dreele  
Title: President  
Dated: 8/07/07, 2007

Division Manager: Ted Brock

## EXHIBIT "A"

### LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND RUN THENCE S.00°50'24"W., ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, 317.12 FEET TO THE POINT OF BEGINNING; THENCE S.89°15'24"E., A DISTANCE OF 1283.01 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD #252-B; THENCE S.00°56'59"W., ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 477.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 41°56'09", A TANGENT LENGTH OF 76.64 FEET, A CHORD BEARING OF S.21°55'03"W. AND A CHORD LENGTH OF 143.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 146.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.42°53'08"W., ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD #247 A DISTANCE OF 779.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A TANGENT LENGTH OF 25.00 FEET, A CHORD BEARING OF S.87°53'08"W. AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.47°06'52"W., A DISTANCE OF 247.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 42°36'46", A TANGENT LENGTH OF 101.40 FEET, A CHORD BEARING OF N.68°25'15"W. AND A CHORD LENGTH OF 188.94 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 193.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°43'38"W., A DISTANCE OF 91.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 18°27'07", A TANGENT LENGTH OF 42.23 FEET, A CHORD BEARING OF S.81°02'48"W. AND A CHORD LENGTH OF 83.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.73 FEET TO THE END OF SAID CURVE; THENCE N.18°43'05"W., A DISTANCE OF 183.35 FEET; THENCE N.89°43'38"W., A DISTANCE OF 42.35 FEET; THENCE S.42°53'08"W., A DISTANCE OF 400.86 FEET; THENCE N.47°06'52"W., A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A TANGENT LENGTH OF 25.00 FEET, A CHORD BEARING OF N.02°06'52"W. AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N.47°06'52"W., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A TANGENT LENGTH OF 25.00 FEET, A CHORD BEARING OF S.87°53'08"W. AND A CHORD LENGTH OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.47°06'52"W., A DISTANCE OF 135.00 FEET; THENCE N.42°53'08"E., A DISTANCE OF 393.93 FEET; THENCE N.34°53'21"W., A DISTANCE OF 163.71 FEET; THENCE N.47°06'52"W., A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 12°44'58", A TANGENT LENGTH OF 62.56 FEET, A CHORD BEARING OF N.49°15'37"E. AND A CHORD LENGTH OF 124.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 124.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°36'19", A TANGENT LENGTH OF 22.75 FEET, A CHORD BEARING OF N.13°19'56"E. AND A CHORD LENGTH OF 33.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 36.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°12'04", A TANGENT LENGTH OF 11.81 FEET, A CHORD BEARING OF N.26°22'11"W. AND A CHORD LENGTH OF 23.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°30'39", A TANGENT LENGTH OF 15.78 FEET, A CHORD BEARING OF N.56°01'28"W. AND A CHORD LENGTH OF 26.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 150°21'06", A TANGENT LENGTH OF 226.70 FEET, A CHORD BEARING OF N.13°06'15"W. AND A CHORD LENGTH OF 116.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 157.45 FEET TO THE END OF SAID CURVE; THENCE N.27°55'41"W., A DISTANCE OF 127.79 FEET; THENCE S.89°15'24"E., A DISTANCE OF 413.63 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 35.93 ACRES, MORE OR LESS.

9.13.07  
JF