

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

Permit No. STUP - 1203-07

Date 7 MARCH 2012

Fee \$200.00

Receipt No. 4268

Building Permit No. 29991

Name of Title Holder(s) BERNICE BROWN

Address 182 NW MATTIE LANE City LAKE CITY, FL

Zip Code 32055

Phone (386) 755-1908 / 466.6842

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) Shawn C Brown

Address 455 NE SIMMS DR City LAKE CITY FL

Zip Code 32055

Phone (386) 466-6842

Paragraph Number Applying for #9

Proposed Temporary Use of Property RV for 6 months for son

Proposed Duration of Temporary Use 6 MONTHS

Tax Parcel ID# 35-25-16-01879-000

Size of Property 1 ACRE

Present Land Use Classification A-3

Present Zoning District A-3

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 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.

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.

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.

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.

BERNICE BROWN

Applicants Name (Print or Type)

Bernice D. Brown
Applicant Signature

7 MARCH 2012
Date

Approved

X BLK

OFFICIAL USE

Denied

12 MARCH 2012

Reason for Denial _____

Conditions (if any) _____

HFD/iss
7-88-3597
5/11/98 CK 0858 PG 1988

OFFICIAL RECORDS
DAREY PELLE BOWEN & PAYNE
Attorneys At Law
327 North Main Street
Lake City, Florida 32055

98-07858

FILED AND RECEIVED IN PUBLIC
RECORDS OF COLUMBIA COUNTY

1998 MAY 15 PM 4:08

CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *THK*

Documentary Stamp
Intangible Tax
P. DeWitt Cason
Clerk of Court
By *THK* D.C.

WARRANTY DEED

THIS WARRANTY DEED made this 14th day of May, 1998, by WILLIE FRANK

DOWDELL, whose post office address is Route 21, Box 605, Lake City, Florida 32024,

hereinafter called the Grantor, to MARY ALICE DOWDELL, a/o known as MARY A.

DOWDELL, whose social security number is [REDACTED], THELMA L. BOUGHTON,

whose social security number is [REDACTED], and BERNICE BROWN, whose social

security number is [REDACTED], and whose post office address is Route 1, Box 511E,

Lake City, Florida 32055, as tenants in common, each owning an undivided one-third (1/3)

interest hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection 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, Florida, viz:

One acre of land in the SW 1/4 of the SW 1/4 of Section 35, Township 2 South, Range 16 East, described as follows: Commence at the Southwest Corner of the NW 1/4 of the SW 1/4 of said section and run South along said section line 295 feet; run thence East 235 feet for a POINT OF BEGINNING; run thence East 210 feet; thence run South 210 feet; thence run West 210 feet; thence run North 210 feet to the POINT OF BEGINNING. Containing 1 acre, more or less.

Parcel Number: 35-2S-16-01879-000

Grantor is the brother of Grantees

N.B. The Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

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. OFFICIAL RECORDS

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; that the Grantor hereby fully 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, 1997.

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:

Shana Armijo
Witness
Shana Armijo
(Print/type name)

Willie Frank Dowdell (SEAL)
WILLIE FRANK DOWDELL

Loretta S. Steinmann
Witness
Loretta S. Steinmann
(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of May, 1998, by WILLIE FRANK DOWDELL, who is personally known to me.

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:



Loretta S. Steinmann
MY COMMISSION # C0867198 EXPIRES
October 8, 2001
BONDED THRU TROY PAUL INSURANCE, INC.

Florida *The Sunshine State*
CDL CLASS A
B650-783-71-026-0
SHAWN CHRISTOPHER
BROWN
486 NE SIMMS DR
LAKE CITY, FL 32065-0000
DOB: [REDACTED] SEX: M
ISSUED: 01-11-2010 HGT: 5-07
EXPIRES: 01-26-2018
REST:
ENDORSE: NT
REPLACED: 06-03-2011

Shawn C. Brown
ORGAN DONOR

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



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

PERMIT NO. 12-0129E
DATE PAID: 125.00
FEE PAID: 31712
RECEIPT #: 1822910

APPLICATION FOR:

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

APPLICANT: Bernice BrownAGENT: Leleka BrownTELEPHONE: 386.697.1501MAILING ADDRESS: 182 N.W. Mattie Ln.

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: N/A BLOCK: N/A SUBDIVISION: N/A PLATTED: _____PROPERTY ID #: 35-25-16-01879-000 ZONING: Res I/M OR EQUIVALENT: ☐ Y ☒ NPROPERTY SIZE: 1.0 ACRES WATER SUPPLY: ☐ PRIVATE PUBLIC ☐ $\leq 2000\text{GPD}$ ☐ $> 2000\text{GPD}$ IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER: > 10,000 FTPROPERTY ADDRESS: 182 N.W. Mattie LaneDIRECTIONS TO PROPERTY: 41 N to Mattie Lane turn Left, 2nd rd. 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	<u>Recreational Vehicle 2</u>			<u>No Original Found</u>
2				
3				
4				

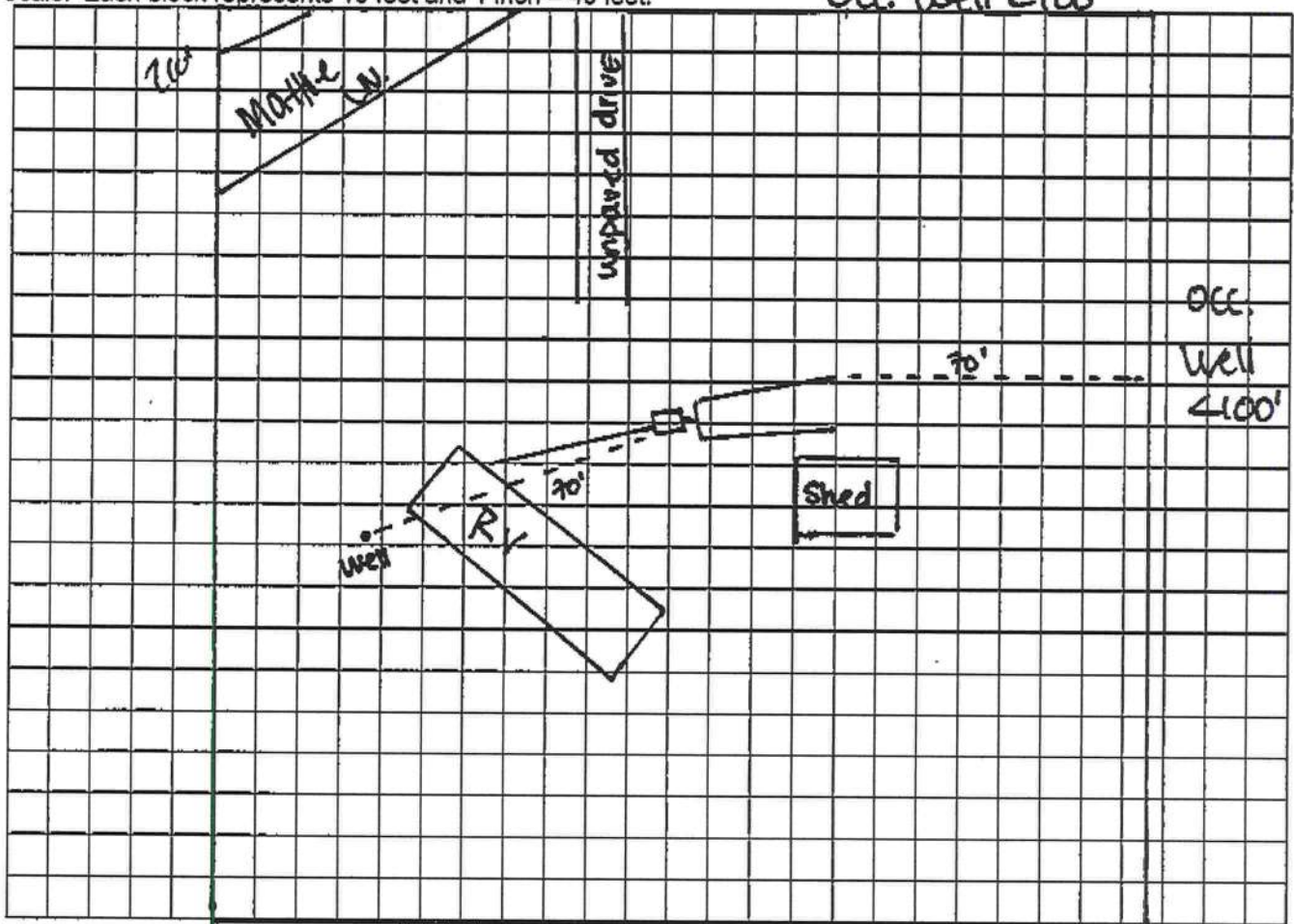
☐ Floor/Equipment Drains ☐ Other (Specify) _____SIGNATURE: Bernice BrownDATE: 2-23-2012

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 12-01295

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.



Notes:

Occ.
Well <100'

Site Plan submitted by: _____

Plan Approved X

Not Approved _____

Date 3/13/12

By _____

Celubian

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT