



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 2107-46

Application Fee 100.00

Receipt No. 754406

Filing Date 7-14-21

Completeness Date 7-14-21

CL# 1535

Special Temporary Use Permit Application Electric Permit # 42325

A. PROJECT INFORMATION

1. Project Name: Perez
2. Address of Subject Property: 725 Cades Ct.
3. Parcel ID Number(s): 04145-017
4. Future Land Use Map Designation: Ag
5. Zoning Designation: A-3
6. Acreage: 10.10
7. Existing Use of Property: vacant
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: 12 month temp RV while building

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Emilio & Theresa Perez Title: Owners
Company name (if applicable): _____
Mailing Address: _____
City: Fort White State: FL Zip: 32038
Telephone: (305) 904-3807 Fax: () Email: hadgi312@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.

☒ 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: _____
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.



Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

7-14-21
Date

Prepared by and return to:

Brent E. Baris, P.A.
Brent Baris, Esq.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 21-300D

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 12th day of July, 2021 between Robert Earl Simmons and Joann Marie Simmons, husband and wife, whose post office address is 731 SW Coles Court, Fort White, FL 32038 of the County of Columbia, State of Florida, grantor*, and Emilio R. Perez and Theresa D. Perez, Husband and Wife whose post office address is PO Box 898, Fort White, FL 32038 of the County of Columbia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

PARCEL NO. 7 OF COLE'S UNRECORDED SUBDIVISION AT WILSON SPRINGS, IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUN NORTH 00 DEG. 57 MIN. 08 SEC. WEST ALONG THE EAST LINE OF SAID SECTION, 2569.59 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 57 MIN. 21 SEC. WEST ALONG SAID EAST LINE. 1284.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE RUN SOUTH 56 DEG. 34 MIN. 24 SEC. WEST, 1251.37 FEET TO THE CENTERLINE OF A 150 FOOT POWER LINE EASEMENT (SAID POINT ALSO LYING ON THE CENTERLINE OF A 60 FOOT ACCESS EASEMENT); THENCE RUN SOUTH 33 DEG. 19 MIN. 52 SEC. EAST ALONG SAID POWER LINE CENTERLINE, 390.14 FEET; THENCE RUN NORTH 56 DEG. 34 MIN. 24 SEC. EAST, 1003.75 FEET TO THE EAST LINE OF SECTION 6; THENCE RUN NORTH 00 DEG. 57 MIN. 21 SEC. WEST ALONG SAID EAST LINE, 462.44 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A STRIP OF LAND 60 FEET WIDE, LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE, LYING IN THE EAST 1/2 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUN SOUTH 86 DEG. 45 MIN. 53 SEC. WEST ALONG THE SOUTH LINE OF SAID SECTION, 561.24 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN NORTH 01 DEG. 01 MIN. 11 SEC. WEST ALONG SAID CENTERLINE, 2512.30 FEET; THENCE RUN NORTH 33 DEG. 19 MIN. 52 SEC. WEST ALONG SAID CENTERLINE, 820.98 FEET (PARALLEL TO AND 45 FEET EASTERLY OF THE CENTER OF A POWER TRANSMISSION LINE MEASURED AT RIGHT ANGLES TO THE CENTER OF SA ID POWER LINE); THENCE MIN SOUTH 87 DEG. 28 MIN. 20 SEC. WEST, ALONG SAID CENTERLINE, 964.53 FEET TO THE END OF SAID EASEMENT AND CENTERLINE.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel Identification No. 06-7S-16-04145-027 and a portion of 06-7S-16-04145-008.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dmarden
Witness
Printed Name: Danielle Marden

Sabrina Suggs
Witness
Printed Name: Sabrina Suggs

Dmarden
Witness
Printed Name: Danielle Marden

Sabrina Suggs
Witness
Printed Name: Sabrina Suggs

Robert Earl Simmons
Robert Earl Simmons

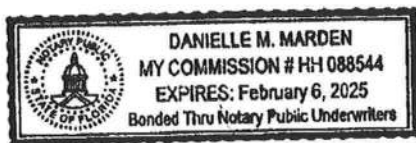
Joann Marie Simmons
Joann Marie Simmons

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of July, 2021 by Robert Earl Simmons and Joann Marie Simmons who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Dmarden
Notary Public
Print Name: Danielle m. marden
My Commission Expires: 2/6/25

Columbia County Tax Collector

generated on 7/14/2021 8:19:17 AM EDT

Tax Record

Last Update: 7/14/2021 8:17:20 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	Tax Type	Tax Year			
R04145-008	REAL ESTATE	2020			
Mailing Address SIMMONS ROBERT EARL & JOANN MARIE SIMMONS 731 SW COLES CT FORT WHITE FL 32038-4967	Property Address 731 COLES SW FORT WHITE GEO Number 067S16-04145-008				
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail H3 25000 HX 25000	Millage Code 003	Escrow Code			
Legal Description (click for full description) 06-7S-16 0200/020019.82 Acres COMM SE COR SEC, RUN N 3853.74 FT TO NE COR OF SE1/4 OF NE1/4 FOR POB, RUN W 1459.79 FT, SE 1143.94 FT, NE 1003.75 FT TO E LINE OF SEC, N 462.44 FT TO POB. (AKA LOTS 1 & 7 COLE'S UNR S/D @ WILSON SPRINGS). POB. 851-675,831-1857,860-1802 See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	109,270	50,000	\$59,270	\$475.05
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	109,270	25,000	\$84,270	\$63.04
LOCAL	3.7810	109,270	25,000	\$84,270	\$318.62
CAPITAL OUTLAY	1.5000	109,270	25,000	\$84,270	\$126.40
SUWANNEE RIVER WATER MGT DIST	0.3696	109,270	50,000	\$59,270	\$21.91
LAKE SHORE HOSPITAL AUTHORITY	0.0001	109,270	50,000	\$59,270	\$0.01
Total Millage	14.4137	Total Taxes		\$1,005.03	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$280.76			
GGAR	SOLID WASTE - ANNUAL	\$0.00			
Total Assessments					\$280.76
Taxes & Assessments					\$1,285.79
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
5/5/2021	PAYMENT	5100835.0002	2020	\$1,324.36	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES