

DATE 04/02/2007

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000025682

APPLICANT ROCKY FORD PHONE 497-2311  
ADDRESS P.O. BOX 39 FT. WHITE FL 32038  
OWNER BETTY SOWA PHONE  
ADDRESS SW VIRGINIA WAY FT. WHITE FL 32038  
CONTRACTOR SAME AS APPLICANT PHONE  
LOCATION OF PROPERTY 47S, TR ON WILSON SPRINGS RD, TR ON NEWARK, TL ON  
BRIDGE, TR ON VIRGINIA WAY. LAST PROPERTY ON RIGHT

TYPE DEVELOPMENT TRAVEL TRAILER ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING A-3 MAX. HEIGHT  
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO.

PARCEL ID 36-6S-15-00620-000 SUBDIVISION 3 RIVERS EST.  
LOT 56 BLOCK PHASE UNIT 4 TOTAL ACRES

Culvert Permit No. Culvert Waiver Contractor's License Number Applicant/Owner/Contractor  
EXISTING 07-222 BK JH N  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: RV PERMIT FOR 6 MONTHS ONLY

Check # or Cash CASH

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power Foundation Monolithic date/app. by date/app. by date/app. by  
Under slab rough-in plumbing Slab Sheathing/Nailing date/app. by  
Framing Rough-in plumbing above slab and below wood floor date/app. by  
Electrical rough-in Heat & Air Duct Peri. beam (Lintel) date/app. by  
Permanent power C.O. Final Culvert date/app. by  
M/H tie downs, blocking, electricity and plumbing Pool date/app. by  
Reconnection Pump pole Utility Pole date/app. by  
M/H Pole Travel Trailer Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 50.00  
INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

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

Permit No. 0704-02

Date 4-2-07

Fee 200.00

Receipt No. 3639

25682

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) Betty Sowa

Address SW Virginia Way City  Ft White  Zip Code  FL 32038

Phone  (386) 497-2311

**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)  Rocky D FORD

Address  P O Box 39  City  Ft White  Zip Code  32038

Phone  (386) 497-2311

2. Size of Property  1.01 AC.

3. Tax Parcel ID#  00-00-00-00620-000

4. Present Land Use Classification  Ag-3

5. Present Zoning District  10 Ag-3



6. Proposed Temporary Use of Property Selling property next  
door, moving on this lot and building a residence.  
Plans will not be in by 30 days.

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

7. Proposed Duration of Temporary Use 6<sup>th</sup> Month

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.

Roddy Ford  
Applicants Name (Print or Type)

Roddy Ford  
Applicant Signature

4-2-07  
Date

Approved ✓ Cfs 4-2-07 **OFFICIAL USE**  
Denied \_\_\_\_\_

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

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

# Columbia County Property Appraiser

DB Last Updated: 3/8/2007

Parcel: 00-00-00-00620-000

## 2007 Proposed Values

Tax Record

Property Card

Interactive GIS Map

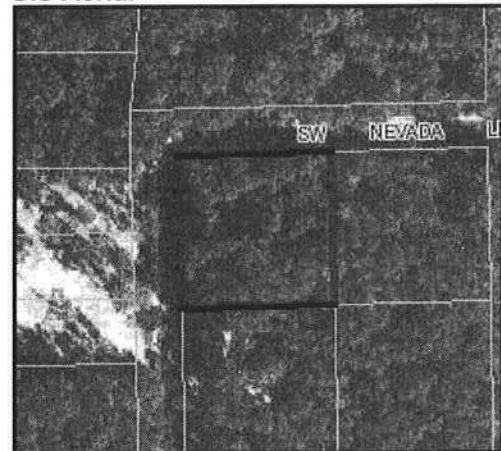
Print

### Owner & Property Info

Search Result: 1 of 1

<b>Owner's Name</b>	SOWA BETTY A & ROBERT C		
<b>Site Address</b>			
<b>Mailing Address</b>	PO BOX 271 FORT WHITE, FL 32038		
<b>Use Desc. (code)</b>	VACANT (000000)		
<b>Neighborhood</b>	100000.04	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA02	<b>Market Area</b>	02
<b>Total Land Area</b>	1.012 ACRES		
<b>Description</b>	LOT 56 UNIT 4 THREE RIVERS ESTATES. ORB 404-264 949-249, 949-250, WD 1057-1619 WD 1064-2550. WD 1073-1039.		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$15,300.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$15,300.00

<b>Just Value</b>	\$15,300.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$15,300.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$15,300.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
2/7/2006	1073/1039	WD	V	U	09	\$31,000.00
11/7/2005	1064/2550	WD	V	U	09	\$27,900.00
8/23/2005	1057/1619	WD	V	U	08	\$15,000.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1.000 LT - (1.012AC)	1.00/1.00/1.00/1.00	\$15,300.00	\$15,300.00

Columbia County Property Appraiser

DB Last Updated: 3/8/2007

1 of 1



## LIMITED POWER OF ATTORNEY

I, Betty Sowa, do hereby authorize Dale Burd, Kelly Ford or Rocky Ford to be my representative and act on my behalf in all aspects of applying for a Camper Permit to be placed in Columbia County Florida.

Betty Sowa  
Signed

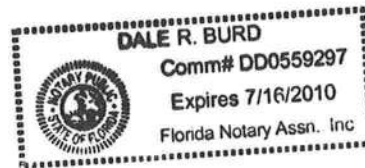
April 2, 2007  
(Date)

Sworn and subscribed before me this 2 day of April, 2007

[Signature]  
Notary Public

Personally Known: \_\_\_\_\_  
Produced ID (Type): \_\_\_\_\_

\_\_\_\_\_ ✓ \_\_\_\_\_



Prepared by  
Deborah Bissell, an employee of  
First American Title Insurance Company  
23335 NW County Road 236, Suite 10  
High Springs, Florida 32643  
(386)454-2727

First American Title Insurance Company  
Doc. No. 1095-1082163 Date: 02/07/2006 Page: 01 of 02  
Doc. No. 1095-1082163 Date: 02/07/2006 Page: 01 of 02  
*MK* P.O. Box 271, Fort White, FL 32038

Return to: Grantee

File No.: 1095-1082163

## **WARRANTY DEED**

This indenture made on **February 07, 2006 A.D.**, by

**Thomas Powell, a single person**

whose address is: **9613 NE 7th Court, Gainesville, FL 32609**  
hereinafter called the "grantor", to

**Betty A. Sowa and Robert C. Sowa, wife and husband**

whose address is: **P.O. Box 271, Fort White, FL 32038**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Lot 56 of THREE RIVERS ESTATES, UNIT 4, according to the Plat thereof as recorded in Plat Book 4, Page(s) 116-116A, of the Public Records of Columbia County, Florida.

Parcel Identification Number: **R00620-000**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

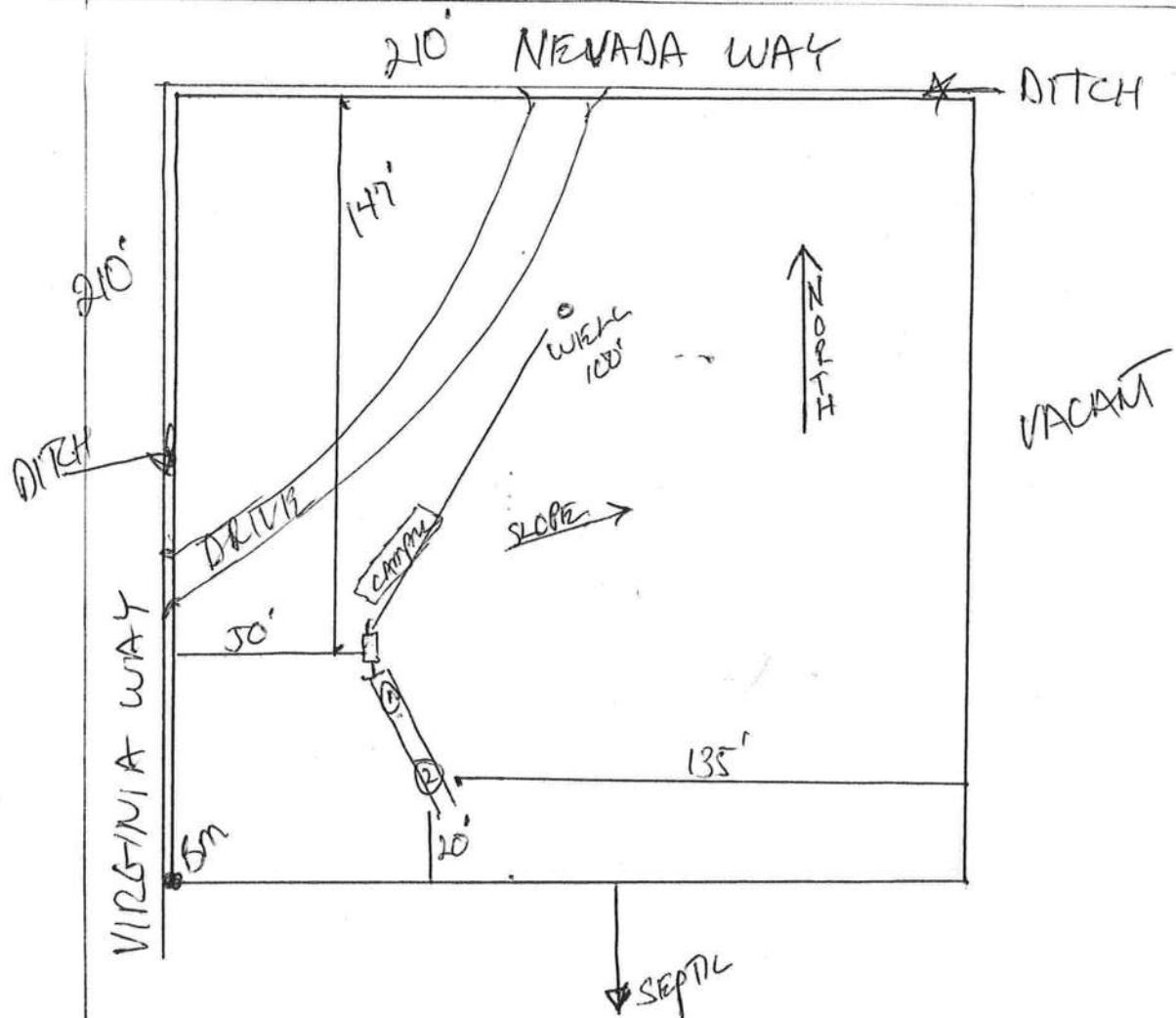
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

Permit Application Number 07-222

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

Scale: 1 inch = 50 feet.



Notes: \_\_\_\_\_

Site Plan submitted by: Rocky D. F. O.

Plan Approved Mark S. Lander No Approved \_\_\_\_\_

By \_\_\_\_\_ County Health Department

MASTER CONTRACTOR

Date 4/2/07

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT