



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # STUP 240367

Application Fee 450.00

Receipt No. 766528

Filing Date 3-12-2024

Completeness Date 3-12-2024

## Special Temporary Use Permit Application



### A. PROJECT INFORMATION

1. Project Name: Spence-Thomas STUP
2. Address of Subject Property: 1422 SW CR-138 Ft White, FL
3. Parcel ID Number(s): 25-7S-16-04321-040
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 5 Acres
7. Existing Use of Property: Residential
8. Proposed Use of Property: Residential
9. Proposed Temporary Use Requested: STUP Home FOR MOTHER

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brody Pack Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 6470 147th Road  
City: Live Oak State: FL Zip: 32060  
Telephone: (50) 689-6563 Fax: ( ) Email: nfpermitting@icloud.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.**

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Debra Spence-Thomas  
Mailing Address: 1422 SW CR-138  
City: Ft White State: FL Zip: 32038  
Telephone: (35) 278-3400 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.

Debra Spence-Thomas  
Applicant/Agent Name (Type or Print)

Debra Spence-Thomas  
Applicant/Agent Signature

\_\_\_\_\_  
Date

LIMITED POWER of ATTORNEY  
Consent for County Permit Applications

I, Debra Spence Thomas do hereby authorize Brody Pace  
to be my representative and act on my behalf in all aspects of applying for a  
Manufactured Home Permit to be placed on my property, parcel ID  
25-75-16-04321-040.

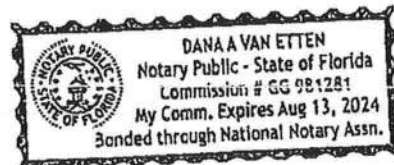
I understand that this could result in an assessment for solid waste and fire  
protection services levied on this property.

Dated this 8 day of March, 2024.

Owner Debra Spence Thomas

Sworn to and described before me this 8 day of March, 2024.

Dana A Van Etten  
Notary's Signature





STATE OF FLORIDA  
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE  
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Debra Spence Thomas  
(Property Owners Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)  
as the owner of the below described property:

Property Tax Parcel ID number 25-75-16-04321-040

Subdivision (Name, Lot Block, Phase) \_\_\_\_\_

Give my permission for Dorothy Hillier to place a Mobile Home on  
(Family Members Name)  
this land.

This is to allow a 2<sup>nd</sup> / 3<sup>rd</sup> (circle one) Mobile Home on the above listed property for a family member through Columbia County's Special Temporary Use Provision. I understand that this is good for 5 years initially and renewable every 2 years thereafter.

Relationship to Lessee mother  
(Name of parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild)

I (We) understand that the named person(s) above will be allowed to receive a move-on permit for the parcel number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

Debra Spence-Thomas  
Printed Name of Signor

Debra Spence-Thomas  
Signature

3/8/24  
Date

\_\_\_\_\_  
Printed Name of Signor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Sworn to and subscribed before me this 8 day of March, 2024 by

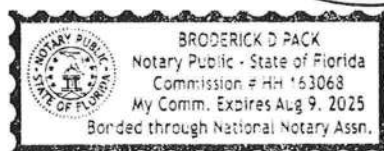
☒ physical presence or \_\_\_\_\_ online notarization and this (these) person(s) are personally

known to me \_\_\_\_\_ or produced ID DL.

Broderick Pack  
Printed Name of Notary

[Signature]  
Signature

Notary Stamp



AFFIDAVIT AND AGREEMENT OF SPECIAL  
TEMPORARY USE FOR IMMEDIATE  
FAMILY MEMBERS FOR  
PRIMARY RESIDENCE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Debra Speece Thomas, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Dorothy Hillier, the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as mother, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 25-75-16-04321-040.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for 5 year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. 25-75-16-04321-040 is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The 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.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.



9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. 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.
10. The mobile home 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.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Debra Spence-Thomas  
Owner

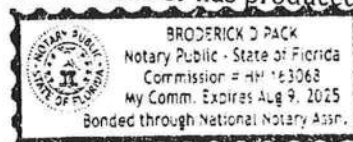
Dorothy Hillier  
Family Member

Debra Spence-Thomas  
Typed or Printed Name

Dorothy Hillier  
Typed or Printed Name

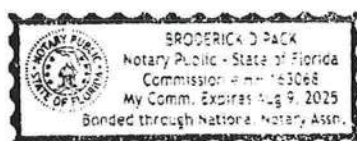
Subscribed and sworn to (or affirmed) before me this 8 day of March, 2024, by Debra Spence Thomas (Owner) who is personally known to me or has produced DL as identification.

[Signature]  
Notary Public



Subscribed and sworn to (or affirmed) before me this 8 day of March, 2024, by Dorothy Hillier (Family Member) who is personally known to me or has produced DL as identification.

[Signature]  
Notary Public

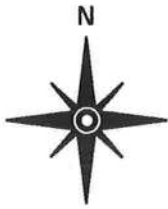


COLUMBIA COUNTY, FLORIDA

By: [Signature]  
Name: KAREN Aiken-Schoon  
Title: PLANNING TECH

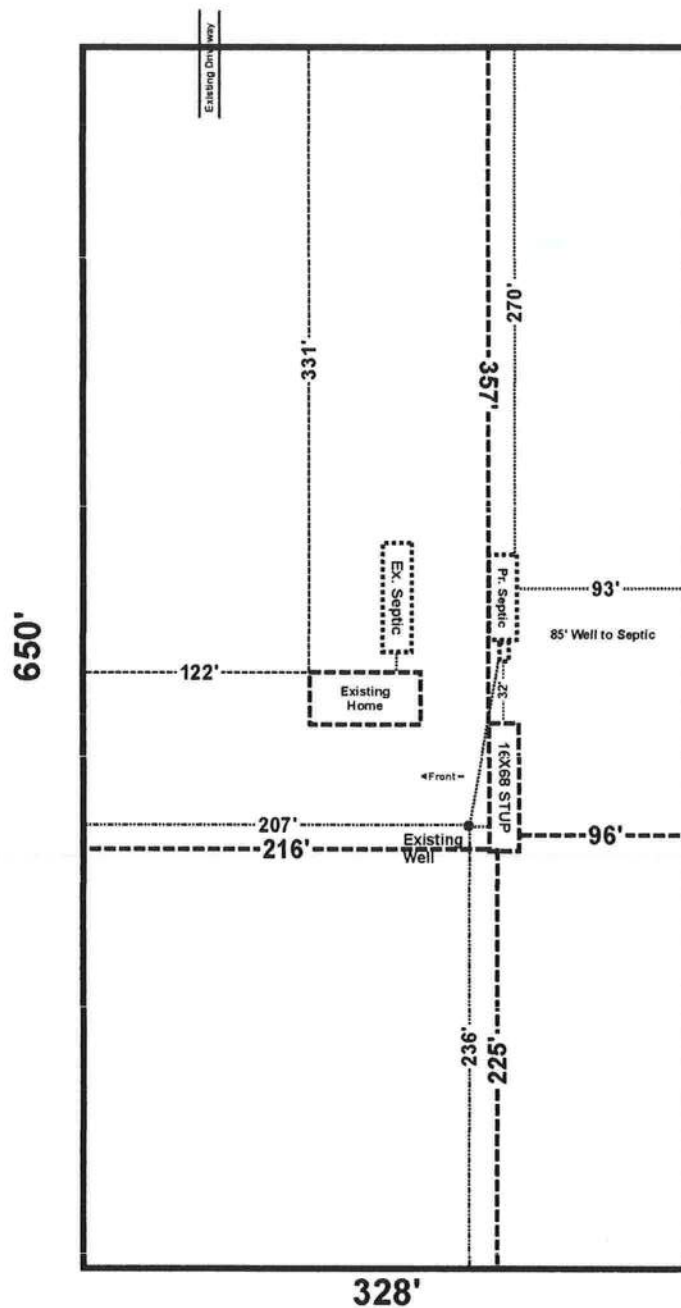






Brody Pack  
3/8/24

SW County Road 138



Debra Spence Thomas  
1422 SW CR-138 Ft White, FL  
Parcel: 25-7S-16-04321-040

Scale 1" = 100'  
Rum Island Ranches  
Lot 13-A



Kyle Keen, Tax Collector  
Proudly Serving The People of Columbia County

Site Provided by:  
aumentumtech.com 1/3

## Tax Record

Account Number  
1 of 1

Last Update: 3/11/2024 8:16:29 PM EDT

### Details

- Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill NEW
- Change of Address

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a bid, offer, or should not be relied on in any way.

Account Number	Tax Type	Tax Year
R04321-040	REAL ESTATE	2023
<b>Mailing Address</b> SPENCE-THOMAS DEBRA L 1422 SW COUNTY ROAD 138 FORT WHITE FL 32038	<b>Property Address</b> 1422 COUNTY ROAD 138 FORT WHITE  <b>GEO Number</b> 257S16-04321-040	
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
<b>Exemption Detail</b> HX 25000 003	<b>Millage Code</b> 003	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 25-7S-16 0200/02005.00 Acres E1/2 OF NE1/4 OF SW1/4 OF NE1/4. (AKA LOT 13-A UNIT RUM ISLAND RANCHES UNREC) . ORB 518-496, 838-1180,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	49,983
COLUMBIA COUNTY SCHOOL BOARD		25,000
DISCRETIONARY	0.7480	49,983
LOCAL	3.2170	49,983
CAPITAL OUTLAY	1.5000	49,983
SUMNER RIVER WATER MGT DIST	0.3113	49,983
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,983
<b>Total Millage</b>	<b>13.5914</b>	<b>Total Taxes</b>
		\$339.55
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$285.98
GGAR	SOLID WASTE - ANNUAL	\$198.06
<b>Total Assessments</b>		<b>\$484.04</b>
<b>Taxes &amp; Assessments</b>		<b>\$823.59</b>
<b>If Paid By</b>	<b>Amount Due</b>	<b>\$0.00</b>

Date Paid	Transaction	Receipt	Item	Amount Paid
1/31/2024	PAYMENT	9923298.0001	2023	\$807.12

Prior Years Payment History

OK 0838 PG 1180

97-05704

1997 APR 23 PM 3:42

OFFICIAL RECORDS

Parcel ID Number: 04321-040  
Grantor #1 TIN:

[Space Above This Line For Recording Data]

## Warranty Deed

This Indenture, Made this 4th day of April, 1997 A.D. Between  
ALAN C. SPENCE-THOMAS, Husband of Debra L. Spence-Thomas,

of the County of INDIAN RIVER, State of Florida, grantor, and  
DEBRA L. SPENCE-THOMAS, a married woman,

whose address is RR1, BOX 2485, FT WHITE, Florida 32038

of the County of Columbia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
- - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by 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 the county of Columbia State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to restrictions, reservations and easements of record,  
if any, and taxes subsequent to 1996.

TOGETHER with Triple-Wide Mobile Home ID#SHMLCP[REDACTED] A-B-C.  
Make MERI, Year 1991

Documentary Stamp \$ 77.80  
Intangible Tax 0  
P. DeWitt Cason  
Clerk of Court  
By DKR D.C.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Alana H. Hertzman  
Printed Name: ALANA H. HERTZMAN  
Witness  
James F. Clark  
Printed Name: JAMES F. CLARK  
Witness

Alan C. Spence-Thomas (Seal)  
ALAN C. SPENCE-THOMAS  
P.O. Address P.O. BOX 412, ROSELAND, FL 32057

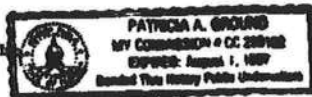
### STATE OF FLORIDA COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4th day of April, 1997 by  
ALAN C. SPENCE-THOMAS, Husband of Debra L. Spence-Thomas,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:

Sara P. Medley  
Gainesville Title & Abstract, Inc.  
2631 N.W. 41st Street Suite C-3  
Gainesville, FL 32606



Patricia A. Ground  
Printed Name: PATRICIA A. GROUND  
NOTARY PUBLIC  
My Commission Expires:

970035M2



BK 0838 PG 1181

EXHIBIT "A"

OFFICIAL RECORDS

BOUNDARY SURVEY  
IN SECTION 25,  
TOWNSHIP 7 SOUTH,  
RANGE 16 EAST,  
COLUMBIA COUNTY, FLA.

DESCRIPTION: (AS PER O.R. BOOK 518 PAGE 498)  
N 1/2 OF THE E 1/2 OF THE E 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4  
OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,  
FLORIDA, LESS ROAD RIGHTS OF WAY, A/K/A TRACT #13-A, SECTION 1,  
RUM ISLAND RANCHES,  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS  
OVER THAT CERTAIN PROPERTY DESCRIBED IN SCHEDULE A, AND BY  
REFERENCE MADE A PART HEREOF, AS RECORDED IN OFFICIAL RECORDS  
BOOK 352 PAGES 617-621 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,  
FLORIDA.

SCHEDULE A  
THE NORTHERLY 671.45 FEET OF LOT 17 OF RUM ISLAND RANCHES, AN  
UNRECORDED SUBDIVISION, (MEASURED ALONG THE EAST LINE OF LOT 17)  
OF THE EASTERLY 25.00 FEET OF LOT 17 (MEASURED PERPENDICULAR TO  
SAID EAST LINE OF LOT 17);

ALSO, THE NORTHERLY 671.45 FEET OF LOT 16, OF SAID RUM ISLAND  
RANCHES (MEASURED ALONG THE WEST LINE OF SAID LOT 16) OF THE  
WESTERLY 25.00 FEET OF LOT 16 (MEASURED PERPENDICULAR TO THE SAID  
WEST LINE OF LOT 16); ALSO, THAT PART OF LOTS 13, 14, 15 AND 16 OF  
RUM ISLAND RANCHES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16 AS A POINT OF  
REFERENCE, RUN SOUTH 0°42'02" EAST ALONG THE WEST LINE OF SAID  
LOT 16, A DISTANCE OF 621.45 FEET; THENCE RUN NORTH 86°38'01" -  
EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE  
FROM SAID POINT OF BEGINNING CONTINUE NORTH 86°38'01" EAST, A  
DISTANCE OF 880.20 FEET TO A POINT, SAID POINT BEING THE INTER-  
SECTION OF THE WEST LINE OF SAID LOT 13 AND A CURVE, CONVEYED  
WESTERLY, HAVING A CENTRAL ANGLE OF 288°30'44" AND A RADIUS OF  
50.00 FEET; THENCE RUN NORTHEASTERLY, EASTERLY, SOUTHEASTERLY,  
SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE  
ARC OF SAID CURVE, AN ARC DISTANCE OF 261.89 FEET TO A POINT OF  
INTERSECTION OF THE SAID WEST LINE OF LOT 13 AND SAID CURVE,  
(CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH  
0°41'28" EAST, 50.00 FEET, SAID CHORD ALSO LYING ALONG THE SAID  
WEST LINE OF LOT 13); THENCE FROM SAID INTERSECTION RUN SOUTH  
86°38'01" WEST, A DISTANCE OF 880.18 FEET; THENCE RUN NORTH  
0°42'02" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEG-  
NING.

RESERVING UNTO THE GRANTOR AND HIS SUCCESSORS AND ASSIGNS AN  
EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND  
ACROSS THE ABOVE DESCRIBED PROPERTY.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE  
RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID DEED OF RECORD BY  
M.K. FLOWERS AND ASSOCIATES.
2. BEARINGS BASED ON SAID ORIGINAL SURVEY MONUMENTS FOUND  
ON THE EAST LINE OF THIS PARCEL.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE  
500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED  
JANUARY 6, 1998 COMMUNITY PANEL NO. 120070 02708.
4. NO EASEMENT FOR DRAINAGE IS SHOWN ON THIS LOT IN SAID DEED OF  
RECORD.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE  
AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES  
WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/30000.
9. CERTIFIED TO:  
A. DEBRA L. SPENCE - THOMAS  
B. GAINESVILLE TITLE  
C. AMERICAN MORTGAGE SURETY INC.

SYMBOL LEGEND

THIS ORIGINAL IS  
OF POOR LEGIBILITY

NOT A PART

9 3 00 34 M 2  
GAINESVILLE TITLE & ABSTRACT  
201 N.W. 41ST ST., SUITE C-1  
GAINESVILLE, FL 32606  
PH 904-372-2211

# OHIO DEPARTMENT OF HEALTH

## DIVISION OF VITAL STATISTICS

### CERTIFICATE OF LIVE BIRTH

Reg. Dist. No. 7773 Registrar's No. 389  
 Primary Reg. Dist. No. 7773 Birth No. 134

1. PLACE OF BIRTH a. COUNTY		2. USUAL RESIDENCE OF MOTHER a. STATE		(Where does mother live?) b. COUNTY	
b. CITY, VILLAGE, OR LOCATION		c. CITY, VILLAGE, OR LOCATION			
c. NAME OF HOSPITAL OR INSTITUTION		d. STREET ADDRESS			
d. IS PLACE OF BIRTH INSIDE CITY LIMITS?		e. IS RESIDENCE INSIDE CITY LIMITS?		f. IS RESIDENCE ON A FARM?	
YES <input type="checkbox"/> NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
3. NAME (TYPE OR PRINT)		First		Middle	
4. SEX		5a. THIS BIRTH		6. DATE OF BIRTH	
SINGLE <input checked="" type="checkbox"/> TWIN <input type="checkbox"/> TRIPLET <input type="checkbox"/>		1ST <input type="checkbox"/> 2D <input type="checkbox"/> 3D <input type="checkbox"/>		DAY MONTH YEAR	
7. NAME		First		Middle	
8. AGE (at time of this birth)		10. BIRTHPLACE (State or foreign country)		11a. USUAL OCCUPATION	
24 YEARS		Florida		Nurse	
12. MAIDEN NAME		First		Middle	
Dorothy		Angeline		Horton	
14. AGE (at time of this birth)		15. BIRTHPLACE (State or foreign country)		16. PREVIOUS DELIVERIES TO MOTHER (Do NOT include this birth)	
23 YEARS		Maryland		a. How many OTHER children are now living? b. How many OTHER children were born alive but are now dead? c. How many fetal deaths (fetuses born dead at ANY time after conception?)	
17. INFORMANT'S NAME OR SIGNATURE		18. MOTHER'S MAILING ADDRESS		19. DATE SEROLOGIC TEST FOR SYPHILIS	
Dorothy Horton		2735 W. 17th St. Cleveland, Ohio		196. ATTENDANT AT BIRTH	
I hereby certify that this child was born alive on the date stated above.		19a. SIGNATURE		M. D. <input type="checkbox"/> D. O. <input checked="" type="checkbox"/> MIDWIFE <input type="checkbox"/> OTHER (Specify)	
19c. ADDRESS		19d. DATE SIGNED		20. DATE RECD. BY LOCAL REG.	
1256 W. 17th St. Cleveland, Ohio		11-2-56		21. REGISTRAR'S SIGNATURE	
11-2-56		Charlotte P. Weller		22. DATE ON WHICH GIVEN NAME ADDED	
				BY (Registrar)	



503620

COUNTY NO. 25470

MARRIAGE LICENSE  
STATE OF FLORIDA

STATE FILE NO.:

MALE PERSONAL DATA	1. Name of Male (First) (Middle) (Last) ALAN CRAIG SPENCE THOMAS			2. Race Cau.
	3. Usual Residence of Male (State) Florida			4. DATE OF BIRTH 2-5-
	5. NUMBER OF THIS MARRIAGE 1	6A. DATE LAST MARRIAGE ENDED	6B. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT)	7. STATE OF BIRTH (IF NOT IN U.S.A., NAME COUNTRY) Florida
	8. Name of Female (First) (Middle) (Last) DEBRA LYNN DEAL			9. Race Cau.
FEMALE PERSONAL DATA	10. Usual Residence of Female (State) Florida			11. DATE OF BIRTH 2-5-
	12. NUMBER OF THIS MARRIAGE 1	13A. DATE LAST MARRIAGE ENDED	13B. LAST MARRIAGE ENDED BY (SPECIFY DEATH, DIVORCE OR ANNULMENT)	14. STATE OF BIRTH (IF NOT IN U.S.A., NAME COUNTRY) Ohio
	WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF, STATE THAT THE FOREGOING INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR TO THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.			
	15. Male (Sign full name) <i>Alan Craig Spence Thomas</i>		19. Female (Sign full name) <i>Debra Lynn Deal</i>	
AFFIDAVIT OF FEMALE AND MALE	16. Subscribed and sworn to before me on <i>Jan 10 1978</i>		20. Subscribed and sworn to before me on <i>Jan 10 1978</i>	
	17. Title Notary Public, State of Florida at Large My Commission Expires July 1, 1978 Bonded by American Fire & Casualty Co.		21. Title Notary Public, State of Florida at Large My Commission Expires July 1, 1978 Bonded by American Fire & Casualty Co.	
18. Signature <i>Alan Craig Spence Thomas</i>		22. Signature <i>Debra Lynn Deal</i>		
LICENSE TO MARRY		CERTIFICATE OF MARRIAGE		
LICENSE TO MARRY	AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS.		23. DATE LICENSE ISSUED <i>Jan 10 1978</i>	
	24. EXPIRATION DATE <i>Jan 10 1979</i>		27. I HEREBY CERTIFY THAT THE ABOVE NAMED BRIDE AND GROOM WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.	
	25. JUDGE OF COUNTY COURT <i>Arthur H. Beckwith, Jr.</i>		28A. SIGNATURE OF PERSON PERFORMING CEREMONY <i>Rev. Jacob A. Lathin</i>	
	26. COUNTY OF ISSUE OF LICENSE SEMINOLE		28B. NAME OF PERSON PERFORMING CEREMONY (TYPE OR PRINT) MINISTER REV. JACOB A. LATHIN Baptist	
RECORDED	31. Date Returned <i>Jan 10 1978</i>		28C. TITLE 40 N. Denon Winter Springs Fl	
	32. Record-- Book _____ Page _____		28D. ADDRESS <i>W. P. Thomas</i>	
33. CLERK OF COUNTY COURT ARTHUR H. BECKWITH, JR., CLERK COUNTY COURT, SEMINOLE CO., SANFORD, FLA.		29. WITNESS TO CEREMONY <i>Lynn Anne Thomas</i>		
		30. WITNESS TO CEREMONY		

V-5 301 REV 2-73

This license not valid unless seal of County Court appears thereon.

CERTIFIED COPY  
ARTHUR H. BECKWITH, JR.  
CLERK OF COUNTY COURT  
SEMINOLE COUNTY, FLORIDA  
BY *Doris Dangleman*  
DEPUTY CLERK





# Building and Zoning Department

## Special Temporary Use Application

# Invoice

64516

### Applicant Information

Brody Pack  
1422 SW COUNTY ROAD 138

### Invoice Date

03/12/2024

### Permit #

STU240307

### Amount Due

**\$450.00**

### Job Location

Parcel: 25-7S-16-04321-040  
Owner: SPENCE-THOMAS DEBRA L  
Address: 1422 SW COUNTY ROAD 138

### Contractor Information

### Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/12/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
Amount Due:		<b>\$450.00</b>

### Contact Us

Phone:  
(386) 758-1008

Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 4:30 P.M.

Email:  
bldginfo@columbiacountyfla.com

Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:  
Building and Zoning Ste. B-21  
135 NE Hernando Ave.  
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

***Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.***

### Inspection Office Hours

Monday - Friday  
From 8:00 AM to 10:00 AM  
and  
From 1:30 PM to 3:00 PM

### Regular Inspection Schedules

All areas North of County Road 242  
From 10:00 AM to Noon

All areas South of County Road 242  
From 3:00 PM to 5:00 PM

### Inspection Requests

Online: (Preferred Method)  
[www.columbiacountyfla.com/InspectionRequest.asp](http://www.columbiacountyfla.com/InspectionRequest.asp)

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

### IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

**All inspections require 24 hours notice.**  
Emergencies will be inspected as soon as possible.



## Zoning Department

### Receipt Of Payment

#### Applicant Information

Brody Pack  
1422 SW COUNTY ROAD 138

#### Method

Credit Card  
12411853

#### Date of Payment

03/12/2024

#### Payment #

766528

#### Amount of Payment

**\$450.00**

AppID: 64516 Development #: STU240307  
Special Temporary Use  
Parcel: 25-7S-16-04321-040  
Address: 1422 SW COUNTY ROAD 138

#### Contact Us

Phone:  
(386) 719-1474  
Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.

Email:  
zoneinfo@columbiacountyfla.com

Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:  
Building and Zoning  
135 NE Hernando Ave.  
Lake City, FL 32055

#### Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/12/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
03/12/2024	Payment: Credit Card 12411853	(\$450.00)
		<b>\$0.00</b>