



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 2104-29

Application Fee 200.00

Receipt No. 153603

Filing Date 4-19-21

Completeness Date 4-19-21

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Touchton Family
2. Address of Subject Property: 549 SW Hawaii Terrace
3. Parcel ID Number(s): 00-00-00-00604-003
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: A-3
6. Acreage: 1.02
7. Existing Use of Property: Vacant
8. Proposed Use of Property: Home
9. Proposed Temporary Use Requested: 6 Month Temp RV

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Michael H. Touchton Title: Trustee
Company name (if applicable): N/A
Mailing Address: 176 SW Bridge Lane
City: Fort White State: Florida Zip: 32038
Telephone: (305) 896-4500 Fax: (305) 831-4191 Email: flkeysapp@reagan.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): N/A
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: NA
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.

MICHAEL A. TOUCHTON
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

4/20/2021
Date

Legend

Water Lines

Others

CANAL / DITCH

CREEK

STREAM / RIVER

Parcels

Roads

Roads

others

Dirt

Interstate

Main

Other

Paved

Private

2018Aerials

OfficialZoningAtlas

others

A-1

A-2

A-3

CG

CHI

CI

CN

CSV

ESA-2

I

ILW

MUD-1

PRD

PRRD

RMF-1

RMF-2

RO

RR

RSF-1

RSF-2

RSF-3

RSF/MH-1

RSF/MH-2

RSF/MH-3

DEFAULT

SRWMD Wetlands

DUDA

Addresses

Columbia County, FLA - Building & Zoning Property Map

Printed: Mon Apr 19 2021 15:26:44 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 00-00-00-00604-003

Owner: TOUCHTON MICHAEL H TRUSTEE

Subdivision: THREE RIVERS ESTATES UNIT 4

Lot: 3

Acres: 1.01238918

Deed Acres: 1.01 Ac

District: District 2 Rocky Ford

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

Columbia County Property Appraiser
Jeff Hampton

2021 Working Values
updated: 4/15/2021

Parcel: << 00-00-00-00604-003 (2741) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info Result: 3 of 4

Owner	TOUCHTON MICHAEL H TRUSTEE 176 SW BRIDGE LN FORT WHITE, FL 32038		
Site			
Description*	LOT 3 UNIT 4 THREE RIVERS ESTATES. 839-1585, 929-2491, WD 1131-2456, QC 1351-374,		
Area	1.012 AC	S/T/R	36-6S-15
Use Code**	VACANT (0000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



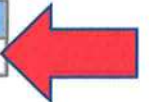
Property & Assessment Values			
2020 Certified Values		2021 Working Values	
Mkt Land	\$9,250	Mkt Land	\$9,250
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$9,250	Just	\$9,250
Class	\$0	Class	\$0
Appraised	\$9,250	Appraised	\$9,250
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$9,250	Assessed	\$9,250
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$9,250 city:\$9,250 other:\$9,250 school:\$9,250	Total Taxable	county:\$9,250 city:\$0 other:\$0 school:\$9,250

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/5/2018	\$100	1351/0374	QC	V	U	11
9/24/2007	\$25,000	1131/2456	WD	V	Q	
6/26/2001	\$15,000	0929/2491	WD	V	Q	99
5/15/1997	\$5,000	0839/1585	WD	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Account Number	Tax Type	Tax Year			
R00604-003	REAL ESTATE	2020			
Mailing Address TOUCHTON MICHAEL H TRUSTEE 176 SW BRIDGE LN FORT WHITE FL 32038		Property Address GEO Number 000000-00604-003			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail NO EXEMPTIONS		Millage Code 003			
Escrow Code (blank)					
Legal Description (click for full description) 00-00-00 0000/00001.01 Acres LOT 3 UNIT 4 THREE RIVERS ESTATES. 839-1585, 929-2491, WD 1131-2456, QC 1351-374,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	9,250	0	\$9,250	\$74.14
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	9,250	0	\$9,250	\$6.92
LOCAL	3.7810	9,250	0	\$9,250	\$34.97
CAPITAL OUTLAY	1.5000	9,250	0	\$9,250	\$13.87
SUWANNEE RIVER WATER MGT DIST	0.3696	9,250	0	\$9,250	\$3.42
LAKE SHORE HOSPITAL AUTHORITY	0.0001	9,250	0	\$9,250	\$0.00
Total Millage		14.4137	Total Taxes		\$133.32
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$60.78			
Total Assessments					\$60.78
Taxes & Assessments					\$194.10
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
12/14/2020	PAYMENT	9922065.0001	2020	\$188.28	



Prepared By:

Name: Michael H. Touchton

Address: 176 Bridge Lane

Fort White

State: FL Zip Code: 32038

Inst: 201812000303 Date: 01/05/2018 Time: 12:55PM
Page 1 of 4 B: 1351 P: 374, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 0.70

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA
COLUMBIA COUNTY

Property Appraiser's Parcel Identification No. 00-00-00-00604-003

This Quit Claim Deed, Executed this 5th day of January, 2018

By (First Party): Michael H. Touchton

To (Second Party): Michael H. Touchton, as Trustee of the Michael H. Touchton Living Trust for Shayla Maria Touchton u/a/d January 5, 2018

Whose post office address is 176 SW Bridge Lane, Fort White, Florida 32038

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and the assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot(s), piece or parcel of land, situate, lying and being in Columbia County, State of Florida To Wit:

LOT 3, UNIT 4 THREE RIVERS ESTATES as recorded in Plat Book 4, Page 116, Public Records of Columbia County, Florida.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed sealed and delivered in the presence of:

Jennifer Bortaglio
Witness Signature

Jennifer Bortaglio
Printed Name

Donald Shugart
Witness Signature

Donald Shugart
Printed Name

Michael H. Touchton
Signature of First Party (Grantor)

Michael H. Touchton
Printed Name

176 SW Bridge Lane
Address

FL White, FL 32038
City, State & Zip

STATE OF FLORIDA (COUNTY OF COLUMBIA)

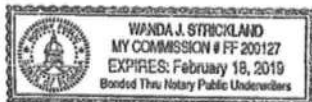
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Touchton whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

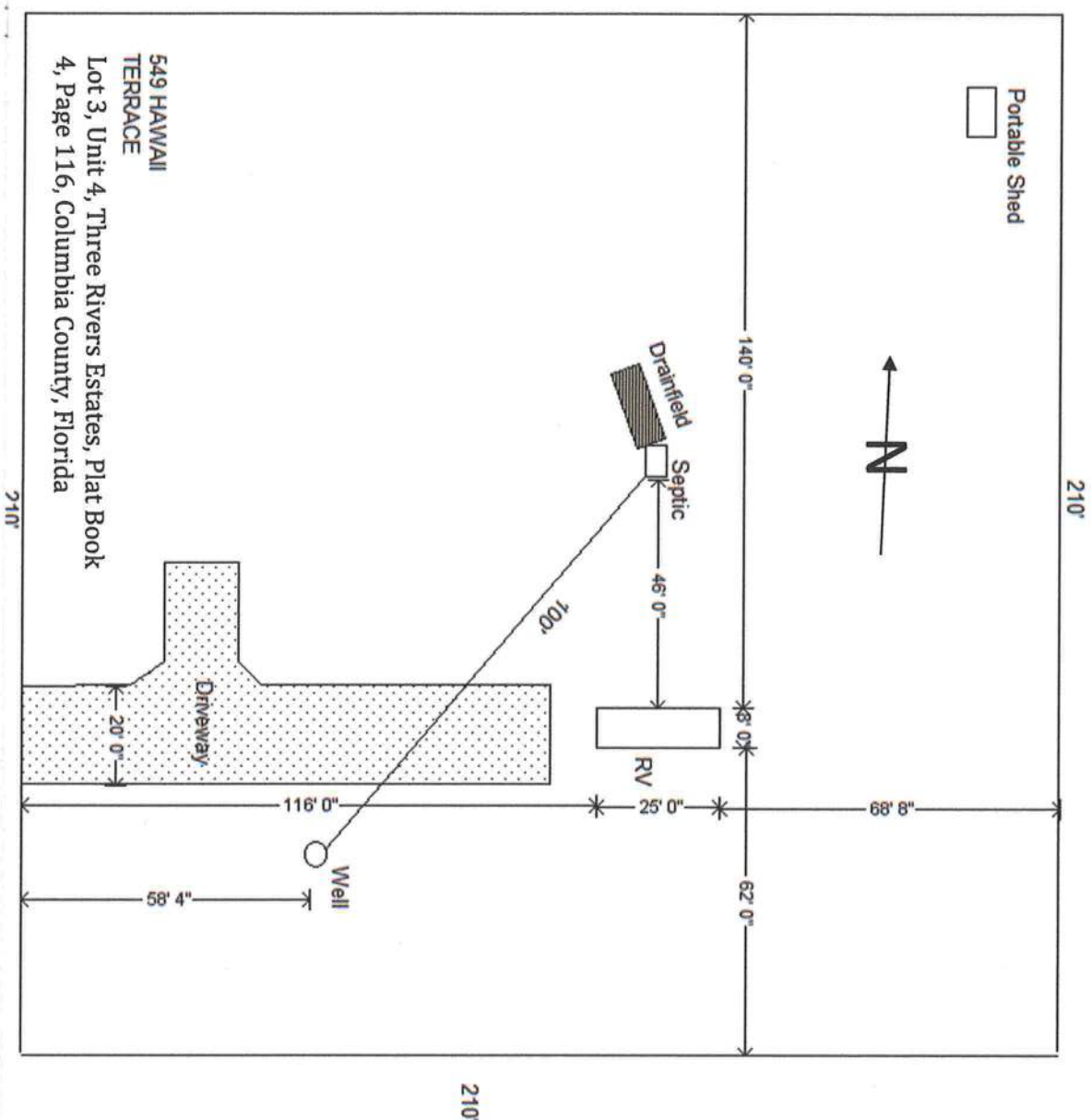
Given under my hand this 5 day of January 2017.

FLR - T 235-548-57329-0

Wanda J. Strickland
Notary Public Wanda J. Strickland

My Commission Expires: 02/18/2019







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

PERMIT NO. 20-0701
DATE PAID: 9/1/20
FEE PAID: 205.00
RECEIPT #: 1555588

APPLICATION FOR:

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

APPLICANT: Michael Touchton TrusteeAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

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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.

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PROPERTY INFORMATION

LOT: 3 BLOCK: U 4 SUB: Three Rivers Estates PLATTED: _____PROPERTY ID #: 00-00-00-00604-003 ZONING: _____ 1/M OR EQUIVALENT: ☒ Y ☐ NPROPERTY SIZE: 1.01 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ≤ 2000 GPD ☐ > 2000 GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y ☐ N DISTANCE TO SEWER: NA FTPROPERTY ADDRESS: SW Hawaii Terr Fort White FL

DIRECTIONS TO PROPERTY: 47 South to F.W. Right on Wilson Springs Rd.
Cross Newark Right on Hawaii to lot on Right.

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	SF Residential	3	1885 304' x 62'	
2				
3				

☐ Floor/Equipment Drains ☐ Other (Specify) _____SIGNATURE: William O. Bishop IIDATE: 8/19/2020

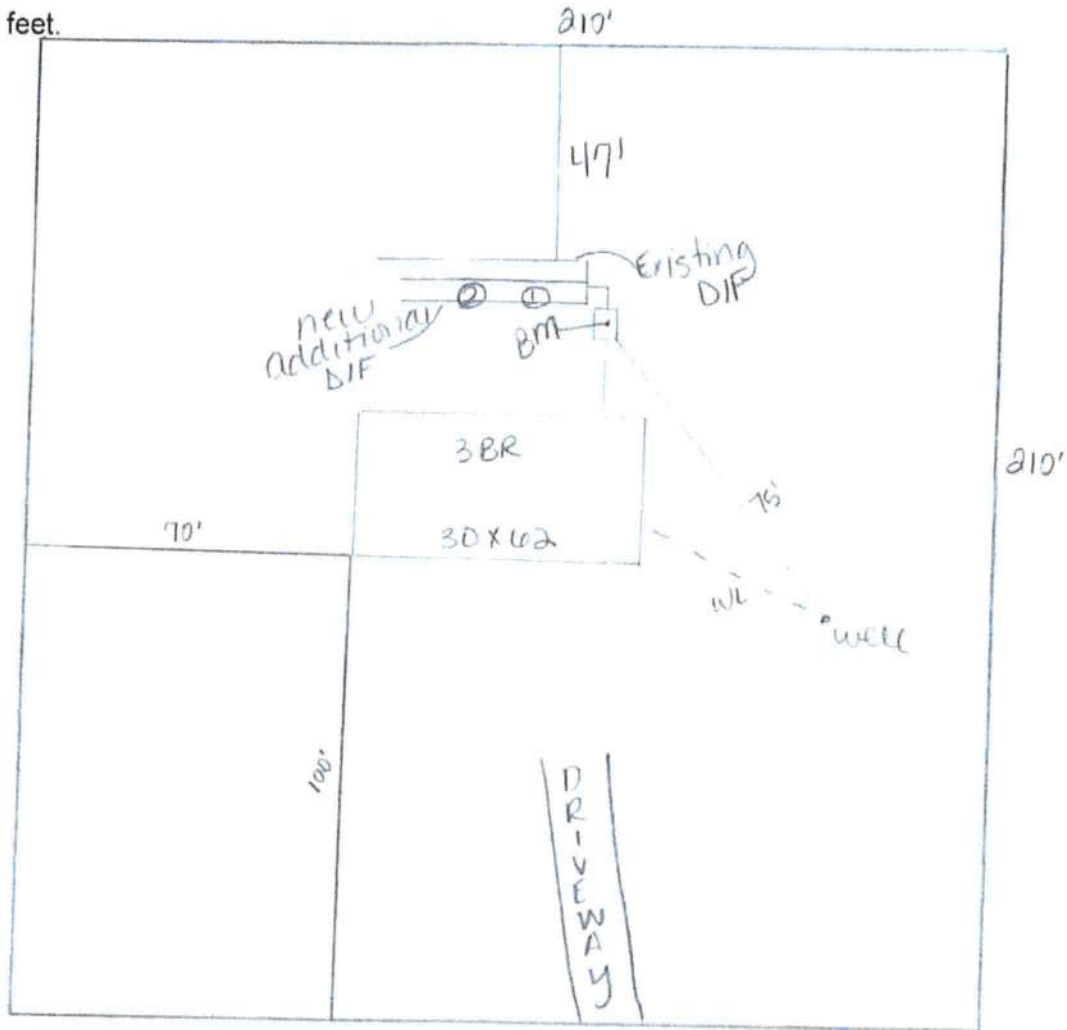
STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 20-0701

M. Touchton

PART II - SITEPLAN

Scale: 1 inch = 40 feet.



Notes:

Hawaii TERR.

Site Plan submitted by: William D. Bishop II

MASTER CONTRACTOR

Plan Approved ☒ Not Approved ☐

Date 8/19/2020

By Kirk Rye

Columbia 8/14/2020

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT