



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 2304-20
Application Fee 450.00
Receipt No. 763680
Filing Date 5-1-23
Completeness Date _____

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Leeson
2. Address of Subject Property: 10953 SW CR 242 Lake City FL 32024
3. Parcel ID Number(s): 24-45-15-00384-012
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 14.22
7. Existing Use of Property: 1 Home
8. Proposed Use of Property: 2nd house for daughter ~ adding 2023 MH
9. Proposed Temporary Use Requested: 2nd Address for daughter

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Lamanda Mote Title: Agent
Company name (if applicable): Permitting Services & More, LLC
Mailing Address: 301 SW Fawl Ct
City: Lake City State: FL Zip: 32024
Telephone: (386) 2889673 Fax: () Email: lamanda.mote@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.

3. If the applicant is agent for the property owner*:
Property Owner Name (title holder): Timothy Leeson
Mailing Address: 10953 SW CR 242
City: Lake City State: FL Zip: 32024
Telephone: (813) 867-9907 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.

A. B. Breaker
5-15-25



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.

Lamanda Mote
Applicant/Agent Name (Type or Print)

Lamanda Mote
Applicant/Agent Signature

4/25/2023
Date

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

STATE OF FLORIDA
COUNTY OF COLUMBIA

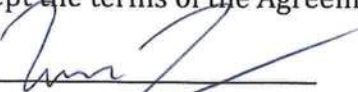
Inst: 202312008566 Date: 05/15/2023 Time: 12:42PM
Page 1 of 2 B: 1490 P: 1099, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk

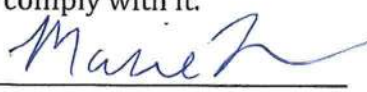
BEFORE ME the undersigned Notary Public personally appeared, Timothy Leeson, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Marie Leeson, the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as Daughter, 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. 24-45-15-00384-012.
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. 24-45-15-00384-012 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.

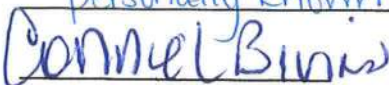

Owner


Family Member

Timothy Leeson
Typed or Printed Name

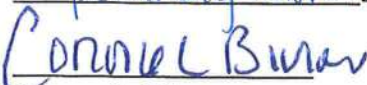
Marie Leeson
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 5th day of May, 2023, by Timothy Leeson (Owner) who is personally known to me or has produced personally known as identification.


Notary Public



Subscribed and sworn to (or affirmed) before me this 5th day of May, 2023, by Marie Leeson (Family Member) who is personally known to me or has produced personally known as identification.


Notary Public

COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

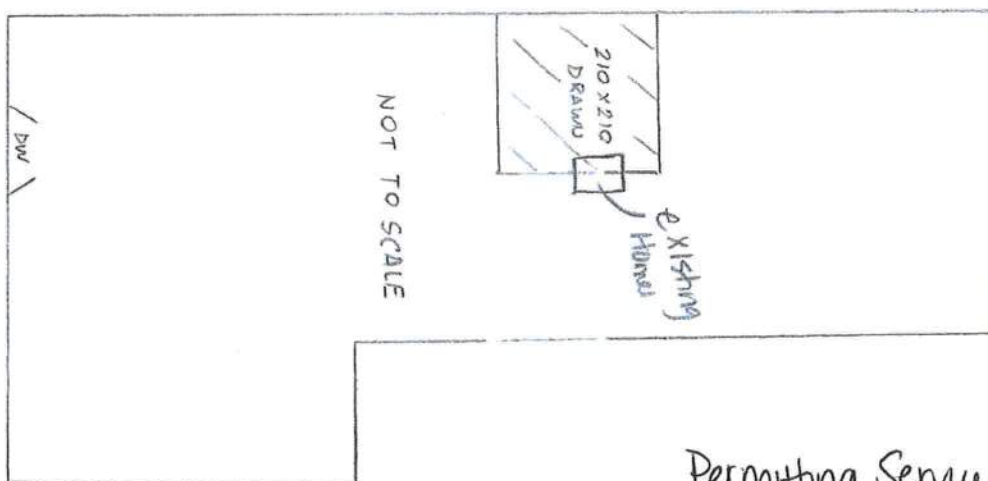
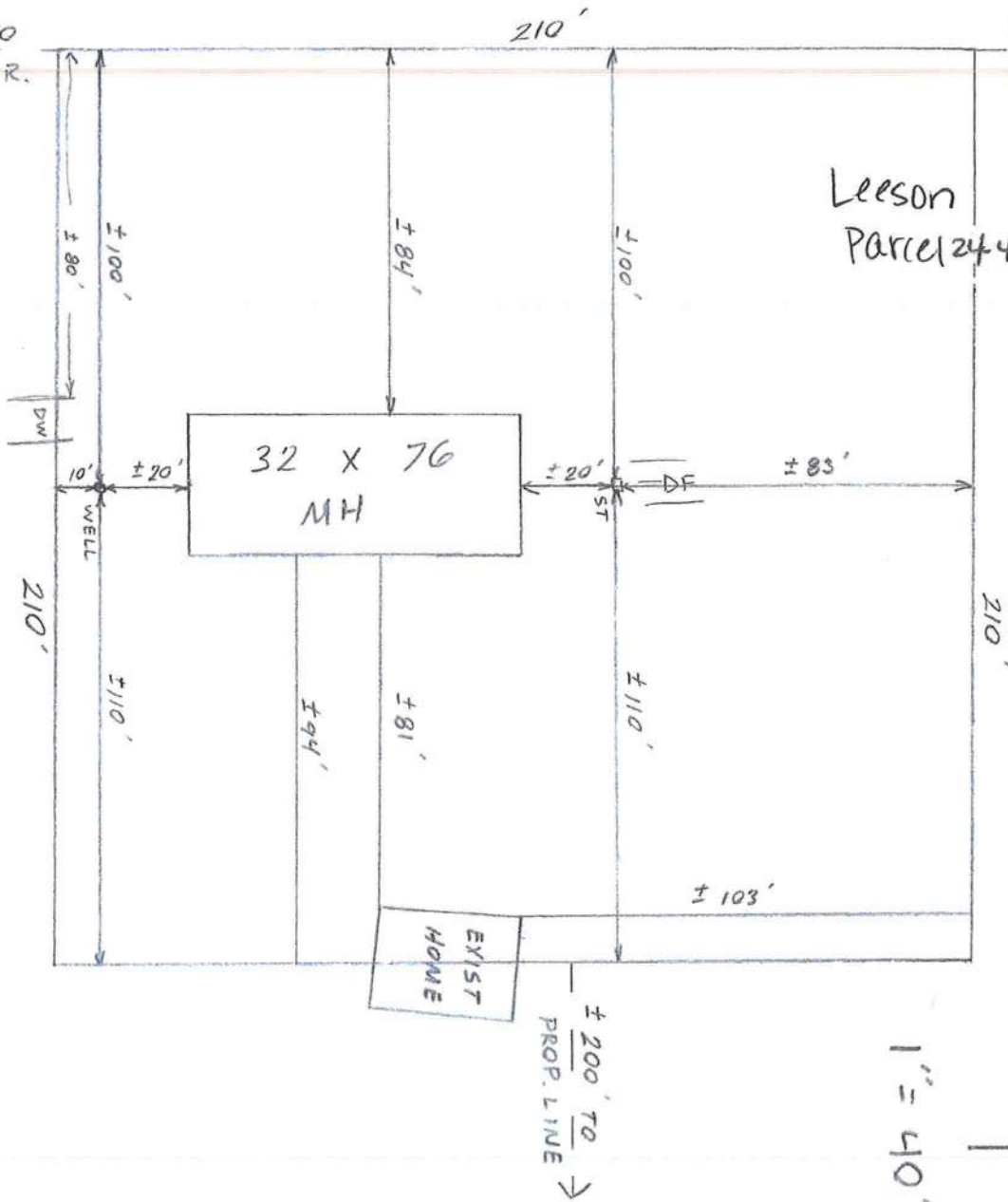
Title: _____



SW COUNTY RD 242

← ± 610' TO
PROP. COR. →

← ± 470' TO
PROP. COR. →



Permitting Service & More
Lamanda Mote
386 288-9673
Lamanda.Mote@gmail.com

Lmote
3/30/2023

Prepared by and return to:
Frontier Title Group, LLC
205 Worth Avenue, Suite 201
Palm Beach, FL 33480
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Folio Number(s): 24-4S-15-00384-012
File No.: RS2017-1600

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 20th day of April, 2017 by **Jane C. Shaw, a Single Woman**, whose post office address is 6953 SW County Rd 242, Lake City, FL 32024 hereinafter called the Grantor, to **Timothy J. Leeson, a Single Man**, whose post office address is 6953 SW County Road 242, Lake city, FL 32024, hereinafter called the Grantee. (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

The West 162.00 feet of the South 450.00 feet of the SW 1/4 of SE 1/4, Section 24, Township 4 South, Range 15 East, Columbia County, Florida. less and except right of way for State Road No. 242.

also

The SE 1/4 of SW 1/4, Section 24, Township 4 South, Range 15 East, Columbia County, Florida. Less and except West 913.10 feet thereof and right of way for State Road No. 242. A/K/A a part of Lot 4 and all of Lot 5 Buie's Tract, unrecorded.

Together with 1998 Homette double wide mobile home VIN# FLMLCB141919093A&B.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful

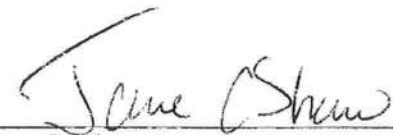
claims of all persons whomsoever; and that said land is free of all encumbrances, except as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

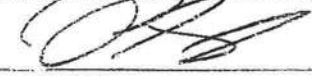

Witness Stan Batten

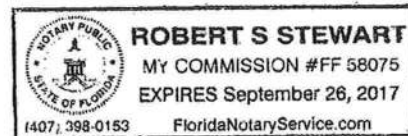
Witness Robert Stewart


Jane C. Shaw

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 20th day of April, 2017 by Jane C. Shaw who is personally known to me or have produced Driver's License as identification and who did not take an oath.


Notary Public
Robert Stewart
Printed Notary Name





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

Site Provider
amentum

Tax Record

print

Account Number
1 of 1

Last Update: 4/25/2023 8:24:36 PM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

Register for eB

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.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Account Number	Tax Type	Tax Year			
R00384-012	REAL ESTATE	2022			
Mailing Address LEESON TIMOTHY J 6953 SW COUNTY RD 242 LAKE CITY FL 32024					
Property Address 6953 COUNTY ROAD 242 LAKE CITY					
GEO Number 244S15-00384-012					
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code			
Legal Description (click for full description) 24-4S-15 0200/020014.22 Acres (AKA PART OF LOT 4 & ALL LOT 5 BUIE'S TRACT UNR). THE W 162 FT OF S 450 FT OF SW1/4 OF SE1/4 EX RD R/W. ALSO SE1/4 OF SW1/4 EX THE W 913.10 FT, EX RD R/W. 616-061, 743-15, 923-2116 951-1155, 974-1224, WD 1335-539,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Ta Levi
BOARD OF COUNTY COMMISSIONERS	7.8150	118,007	0	\$118,007	\$922
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	135,253	0	\$135,253	\$101
LOCAL	3.2990	135,253	0	\$135,253	\$446
CAPITAL OUTLAY	1.5000	135,253	0	\$135,253	\$202
SUWANNEE RIVER WATER MGT DIST	0.3368	118,007	0	\$118,007	\$39
LAKE SHORE HOSPITAL AUTHORITY	0.0001	118,007	0	\$118,007	\$0
Total Millage		13.6989	Total Taxes		\$1,712.
Non-Ad Valorem Assessments					
Code	Levying Authority	Amou			
FFIR	FIRE ASSESSMENTS	\$272.			
GGAR	SOLID WASTE - ANNUAL	\$198.			
Total Assessments					\$471.

Permitting Services & More, LLC
301 SW Faul Court, Lake City, Florida 32024
LIMITED POWER OF ATTORNEY

I Marie Leeson / Timothy Leeson, do hereby authorize
Permitting Services & More, LLC and its members, Lamanda Mote and/or
Connie Bivins, to act fully on my behalf in all aspects of applying for permits
as needed for the installation of a new Mobile/Modular Home. I understand
that Permitting Services & More, LLC 's fees are non-refundable once the
permitting process has started. This is for the address below:

10953 SW CR 242 Lake City FL 32024

Parcel # 24-45-15-00384-012

In Columbia County, Florida.

Marie Leeson

Signature

3/30/2023

Date

Timothy Leeson

State of Florida

County Columbia

This instrument was signed or acknowledged before me this

30th

Day of

March

2023

By Marie Leeson

Timothy Leeson

Connie Bivins

Notary Public

My Commission Expires:

Seal:

