



Columbia County Gateway to Florida

Permit # 43409

FOR PLANNING USE ONLY	
Application #	STUP 2112-76
Application Fee	200.00
Receipt No.	756858
Filing Date	12/17/21
Completeness Date	12/17/21

Special Temporary Use Permit Application

A. PROJECT INFORMATION

- Project Name: Nettles
- Address of Subject Property: 369 SW Nevada Ln Ft. White, FL 32038
- Parcel ID Number(s): 00-00-00-00934-000
- Future Land Use Map Designation: ESA-2
- Zoning Designation: Ag-3
- Acreage: 2.691 AC
- Existing Use of Property: vacant
- Proposed Use of Property: Ag-6 month RV
- Proposed Temporary Use Requested: 6 month temp RV

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Rhonda K. / Julian A. Nettles Title: Owner
 Company name (if applicable): _____
 Mailing Address: 5068 SW 47th Loop
 City: Lake Butler State: FL Zip: 32054
 Telephone: (352) 363-0381 Fax: () Email: nettlesk@union.k12.fl.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No
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.

Rhonda Kay Nettles
Julian Alan Nettles

Applicant/Agent Name (Type or Print)

Rhonda Kay Nettles
Julian Alan Nettles

Applicant/Agent Signature

12/06/2021

Date

Columbia County Tax Collector

generated on 10/18/2021 2:34:18 PM EDT

Tax Record

Last Update: 10/18/2021 2:31:22 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R00934-000	REAL ESTATE	2020
Mailing Address GATEWAY TLC INVESTMENTS LLC 1703 SW SISTER WELCOME RD #101 LAKE CITY FL 32025		Property Address
		GEO Number 000000-00934-000
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code
<u>Legal Description (click for full description)</u> 00-00-00 0000/00002.69 Acres LOTS 72, 73, & 74 UNIT 14 THREE RIVERS ESTATES. ORB 803-1086, 901-279, 937-1795, DC 1222-1569, WD 1401-800,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	15,300
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	15,300
LOCAL	3.7810	15,300
CAPITAL OUTLAY	1.5000	15,300
SUWANNEE RIVER WATER MGT DIST	0.3696	15,300
LAKE SHORE HOSPITAL AUTHORITY	0.0001	15,300
		Exemption Amount
		0
		Taxable Value
		\$15,300
		Taxes Levied
		\$122.63
		\$11.44
		\$57.85
		\$22.95
		\$5.65
		\$0.00
Total Millage		Total Taxes
14.4137		\$220.52
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$60.78
Total Assessments		\$60.78
Taxes & Assessments		\$281.30
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/10/2020	PAYMENT	3502302.0001	2020	\$272.86

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 9/2/2021

Parcel: << 00-00-00-00934-000 (3401) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	NETTLES JULIAN ALAN NETTLES RHONDA KAY 5068 SW 47TH LOOP LAKE BUTLER, FL 32054		
Site	369 SW NEVADA Ln, FORT WHITE		
Description*	LOTS 72, 73, & 74 UNIT 14 THREE RIVERS ESTATES. 803-1086, 901-279, 937-1795, DC 1222- 1569, WD 1401-800, WD 1432-2696		
Area	2.691 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	\$15,300	Mkt Land	\$30,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$15,300	Just	\$30,000
Class	\$0	Class	\$0
Appraised	\$15,300	Appraised	\$30,000
SOH Cap [?]	\$0	SOH Cap [?]	\$13,170
Assessed	\$15,300	Assessed	\$30,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,300 city:\$15,300 other:\$15,300 school:\$15,300	Total Taxable	county:\$16,830 city:\$0 other:\$0 school:\$30,000



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/11/2021	\$35,000	1432/2696	WD	V	Q	01
12/12/2019	\$15,000	1401/0800	WD	V	Q	01
9/30/2001	\$100	0937/1795	QC	V	U	01
1/1/2000	\$0	0901/0279	QC	V	U	01
3/13/1995	\$0	0803/1086	QC	V	U	01
5/1/1985	\$10,500	0566/0028	WD	V	U	01
12/1/1984	\$2,000	0555/0240	WD	V	U	01

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					

Land Breakdown

Columbia County, FLA - Building & Zoning Property Map

Printed: Fri Dec 17 2021 10:43:27 GMT-0500 (Eastern Standard Time)



Parcel No: 00-00-00-00934-000

Owner: NETTLES JULIAN ALAN, NETTLES RHONDA KAY

Subdivision: THREE RIVERS ESTATES UNIT 14

Lot:

Acres: 2.69074655

Deed Acres: 2.93 Ac

District: District 2 Rocky Ford

Future Land Uses: Agriculture - 3, Environmentally Sensitive Areas -1

Flood Zones: AE, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Official Zoning Atlas: A-3, ESA-2

SSOCOF #: _____ done by Ford's Septic on : _____ - 2020



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

FW

PERMIT NO. 21-0780
DATE PAID: 9/23/21
FEE PAID: 310.00
RECEIPT #: 1732595

APPLICATION FOR:

New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary _____

APPLICANT: JULIAN ALAN NETTLES AND RHONDA KAY NETTLES

AGENT: Ronald Ford - Ford's Septic TELEPHONE: 386-755-6288

MAILING ADDRESS: 116 NW Lawtey Way Lake City, Florida 32055

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.

PROPERTY INFORMATION

LOT: 72, 73, & 74 BLOCK: UNIT 14 SUBDIVISION: THREE RIVERS ESTATES PLATTED: _____

PROPERTY ID #: 00-00-00-00934-000 ZONING: _____ I/M OR EQUIVALENT: [Y] [N]

PROPERTY SIZE: 2.69 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [] <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [Y] [N] DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 369 SW NEVADA LANE FORT WHITE, FLORIDA 32038

DIRECTIONS TO PROPERTY: 47 South to Fort White. Turn (R) on Wilson Springs Road. (R) on Newark Drive.

(L) on Pleasant Terrace. (L) on Nevada Lane. #369 on (R)

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

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	Camper	one	240	HEATED / COOLED SQUARE FEET
2			(240	TOTAL SQUARE FEET)
3				
4				

[] Floor/Equipment Drains [] Other (Specify) _____

SIGNATURE: Ronald Ford DATE: 7-20-2021

Florida
CDL
CLASS A

NETTLES
JULIAN ALAN

DOB [REDACTED]
SEX [REDACTED]
HT 5-10"
HAIR [REDACTED]
EYES [REDACTED]
REST A

14 ISS [REDACTED]
15 EXP [REDACTED]
17 REST A

SAFE DRIVER

USA

Operation of a motor vehicle continues law
consent to any additional text required by law

100MOR

