



Columbia County Gateway to Florida

73830

FOR PLANNING USE ONLY
Application # STUP 251004
Application Fee 200.00
Receipt No. 772052
Filing Date 10-14-2025
Completeness Date 11-10-2025



Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Haire
2. Address of Subject Property: 823 SW Nebraska Fort White
3. Parcel ID Number(s): 00-00-00-01104-000
4. Future Land Use Map Designation: Ag
5. Zoning Designation: Ag and ESA
6. Acreage: 2
7. Existing Use of Property: VACANT
8. Proposed Use of Property: recreational
9. Proposed Temporary Use Requested: RV - 6 MONTH

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Johanna Haire Title: _____
Company name (if applicable): _____
Mailing Address: 1346 Pompano Rd.
City: St. Augustine State: FL Zip: 32080
Telephone: (904) 899-3727 Fax: () Email: SDncarter@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): _____
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.

ELECTRIC

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 _____

CI. 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: applications for placement of any mobile home or travel trailer 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, shall require that a residential building permit application and signed septic site plan approval and release be submitted concurrently with the temporary use permit application. Maximum electrical capacity for such temporary uses shall not exceed 100 amps. Such uses 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 unless extended by the Board of County Commissioners upon finding by the Board that construction has been underway and 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. Maximum electrical capacity for such temporary uses shall not exceed 100 amps.
- e. 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.
- f. 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.

Johanna Haire

Applicant/Agent Name (Type or Print)

Johanna Haire

Applicant/Agent Signature

10/16/25

Date

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-01104-000

<https://search.ccpafl.com/parcel/01104000000000>

823 SW NEBRASKA TER

Owners

HAIRE DANIEL KANE
HAIRE JOHANNA MARIA
136 POMPANO RD
SAINT AUGUSTINE, FL 32086

Legal Description

LOTS 111 & 112 UNIT 18 THREE RIVERS ESTATES.

455-119, 466-401, WD 1303-2421, WD 1422-1118,
WD 1541-2458, WD 1542-1280,

Use: 0000: VACANT

Subdivision: THREE RIV



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R01104-000

CASS SANDRA A

Year: 2024 Bill Number: Owner: CASS SANDRA
 Tax District: 3118 A
 3 Property Type:
 Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
 CASS SANDRA A 823 NEBRASKA
 45 WEST MANGO FORT WHITE 32038
 ROAD
 LAKE WORTH FL
 33467

This Bill: \$0.00
 All Bills: \$0.00
 Cart Amount: \$0.00

Bill 3118 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

[Taxes](#) [Assessments](#) [Legal Description](#) [Payment History](#)

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$308.13	\$308.13	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$31.52	\$31.52	\$0.00
LOCAL	3.1430	\$132.45	\$132.45	\$0.00
CAPITAL OUTLAY	1.5000	\$63.21	\$63.21	\$0.00
Subtotal	5.3910	\$227.18	\$227.18	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$11.57	\$11.57	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4997	\$546.88	\$546.88	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.20	\$3.20	\$0.00
TOTAL	\$3.20	\$3.20	\$0.00



Prepared by and Return to:
Sarah Pickerill, an employee of
First International Title, LLC
789 SW Federal Highway

Suite 209
Stuart, FL 34994

File No.: 253047.2-70

***CORRECTIVE WARRANTY DEED**

This indenture made on **June 04, 2025** by **Sandra A. Cass, a single woman**, whose address is: 45 W. Mango Road, Lake Worth, FL 33467 hereinafter called the "grantor", to **Daniel Kane Haire and Johanna Maria Haire, husband and wife**, whose address is: 136 Pompano Road, St. Augustine, FL 32086, hereinafter called the "grantee":

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Columbia County, Florida**, to-wit:

Lot (s) 111 and 112, Three Rivers Estates Unit No. 18, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 12, of the Public Records of Columbia County, Florida.
Parcel Identification Number: **00-00-00-01104-000**

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 taxes accruing subsequent to December 31st of 2024.

*This Deed is being rerecorded to correct that certain Deed recorded in Book 1541 page 2458 as to vesting

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Sandra A. Cass

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Yancy Davis Lott, III

Address: 25 Black Hawk Trail

Savannah, GA 31411

State of Georgia

County of Chatham

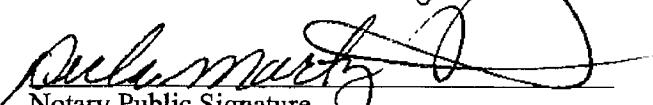

2nd Witness Signature

Print Name: Perla Vasquez

Address: 152 Cormorant Way

Savannah, GA 31419

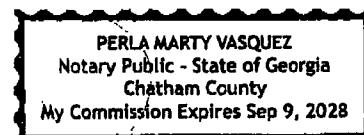
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on May 30, 2025, by **Sandra A. Cass**, who () is/are personally known to me or who () produced a valid Georgia Driver License as identification.

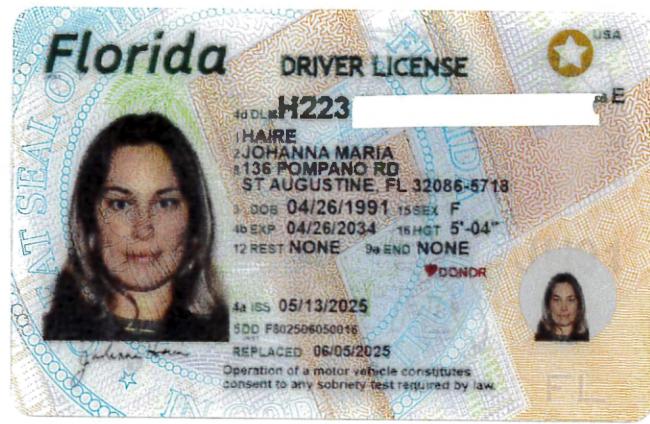

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)





**STATE OF FLORIDA
COUNTY OF COLUMBIA**

**SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT**

This is to certify that I, (We) JOHANNA HAIRE
(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 00-00-00-01104-000

Subdivision (Name, Lot Block, Phase) THREE RIVERS UNIT 18 LOT 111 & 112

Give my permission for SELF (Family Members Name) to place the following on this property.

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

This is to allow a 2nd / 3rd (select 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.

This is to allow a 6 month RV / 12 month RV (select one) on the above listed property through Columbia County's Special Temporary Use Provision.

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.

Printed Name of Signor

~~signature~~

1

Daniel H.
Printed Name of Signer

Mae
Signature

Sworn to and subscribed before me this 16 day of Oct., 2025 by

physical presence or online notarization and this (these) person(s) are personally known to me or produced ID FL DL

Karen A.
Printed Name of Notary

Notary Stamp



Created 12/2023



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

PERMIT NO. 25-0764
DATE PAID: 10/08/20
FEE PAID: 1811/25
RECEIPT #: _____

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary

APPLICANT: Johanna Haire

EMAIL: roncarter16@gmail

AGENT: N/A

TELEPHONE: 9045993737 CON

MAILING ADDRESS: 90 Aspire Drive Apt. 7304 St. Augustine FL 32092

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

OSTDS REMEDIATION PLAN? [Y / N]

LOT: 111+112 BLOCK: Unit 18 SUBDIVISION: Three Rivers Estate PLATTED: _____

PROPERTY ID #: 00-00-00-0104-000 ZONING: _____ I/M OR EQUIVALENT: [Y / N]

PROPERTY SIZE: 1.836 ACRES WATER SUPPLY: [] PRIVATE PUBLIC [] <=2000GPD [] >2000GPD

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

PROPERTY ADDRESS: 823 SW Nebraska Terrace, Ft White, FL 32038

DIRECTIONS TO PROPERTY: 47 South, (R) on 27, (L) on Riverside Ave.

(R) on Montana St., property on LEFT (corner of Montana St, and Nebraska Terrace

BUILDING INFORMATION

RESIDENTIAL COMMERCIAL

Unit	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	<u>Camper</u>	<u>1</u>	<u>112</u>	<u>Sleeps: 2</u> <i>+ RV Setup + Gnd</i>
2	<u>Shed</u>	<u>0</u>	<u>400</u>	<u>0</u>
3				
4				

Floor/Equipment Drains Other (Specify) _____

SIGNATURE: Johannett Hair

DATE: 9/29/25

30

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)

Incorporated 62-6.004, FAC

(Scale: one inch = 60 feet)

NORTH

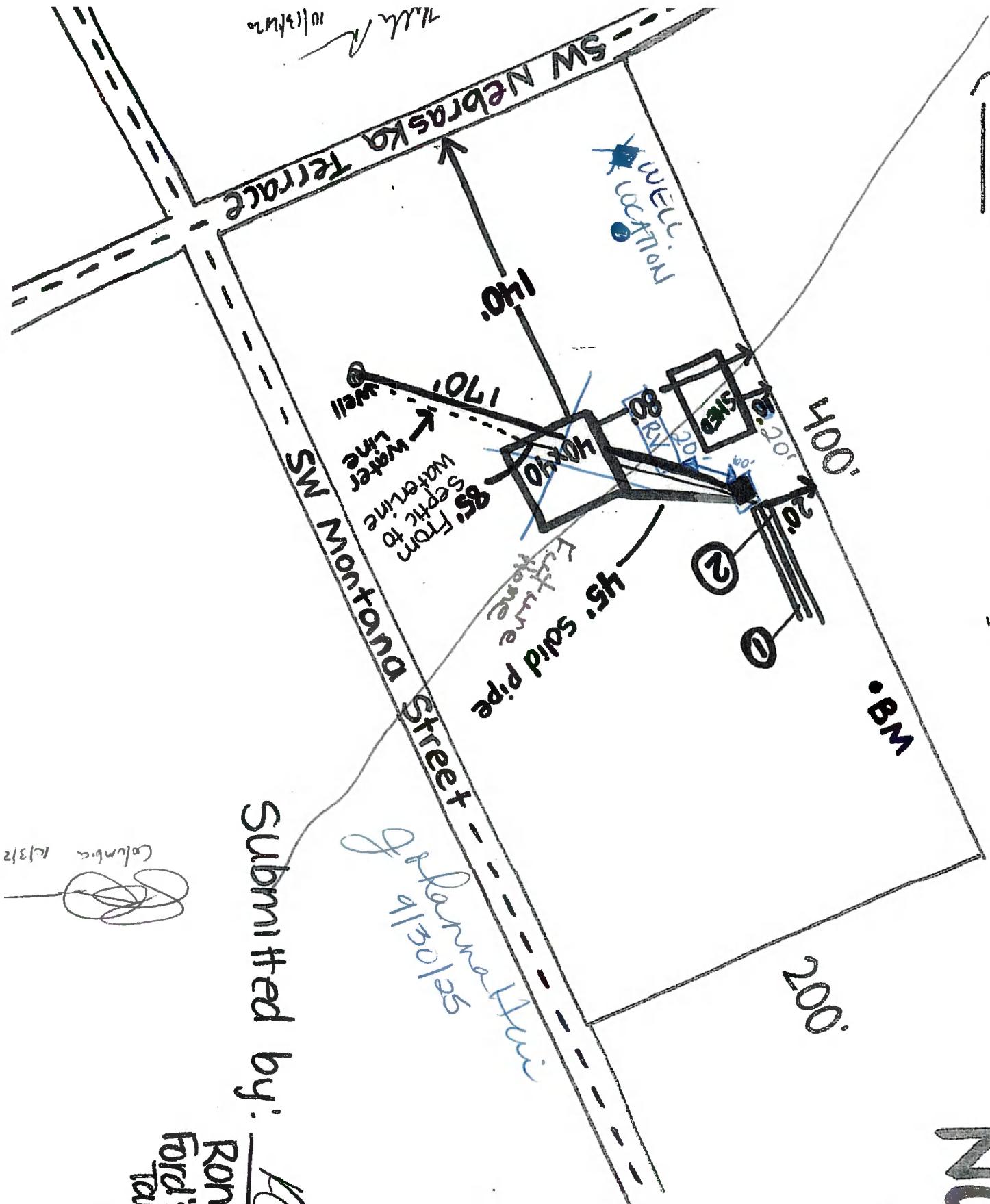


Submitted by:

Ronald Ford

Ronald Ford
Ford's Septic
Tank Service

~~1188-88~~





Zoning Department

Receipt Of Payment

Applicant Information

HAIRE DANIEL KANE, HAIRE
JOHANNA MARIA
823 NW Nebraska

Method	Date of Payment	Payment #	Amount of Payment
Credit Card 15243516	11/07/2025	772052	
AppID: 73830 Development #: STU251004 Special Temporary Use Parcel: 00-00-00-01104-000 Address: 823 NW Nebraska			\$200.00

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

Date	Description	Amount
10/16/2025	Fee: Special Temporary Use Permit (10) Six-month temporary RV permit	\$200.00
11/07/2025	Payment: Credit Card 15243516	(\$200.00)
		\$0.00