

DATE 08/03/2009

Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000027987

APPLICANT WENDY GRENNELL PHONE 497-2311  
ADDRESS PO BOX 39 FORT WHITE FL 32038  
OWNER JOHN C. RUSSELL PHONE 561-748-1194  
ADDRESS 12129 185TH STREET NORTH JUPITER FL 33478  
CONTRACTOR OWNER PHONE  
LOCATION OF PROPERTY 47 S, L 27, R FRY RD, R PHEONIX GLEN, 3/10TH'S MILE  
ON LEFT, METAL TUBULAR GATE  
TYPE DEVELOPMENT 6 MONTH RV PERMIT ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA TOTAL AREA HEIGHT STORIES  
FOUNDATION WALLS ROOF PITCH FLOOR  
LAND USE & ZONING AG-3 MAX. HEIGHT 35  
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 0 FLOOD ZONE NA DEVELOPMENT PERMIT NO.

PARCEL ID 10-7S-16-04171-002 SUBDIVISION  
LOT BLOCK PHASE UNIT TOTAL ACRES 10.00

Culvert Permit No. Culvert Waiver Contractor's License Number  
EXISTING 09-0405-N LH LH Y  
Driveway Connection Septic Tank Number LU & Zoning checked by Approved for Issuance New Resident

COMMENTS: 6 MONTH RV PERMIT

Check # or Cash 5198

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power date/app. by Foundation date/app. by Monolithic date/app. by  
Under slab rough-in plumbing date/app. by Slab date/app. by Sheathing/Nailing date/app. by  
Framing date/app. by Insulation date/app. by  
Rough-in plumbing above slab and below wood floor date/app. by Electrical rough-in date/app. by  
Heat & Air Duct date/app. by Peri. beam (Lintel) date/app. by Pool date/app. by  
Permanent power date/app. by C.O. Final date/app. by Culvert date/app. by  
Pump pole date/app. by Utility Pole date/app. by M/H tie downs, blocking, electricity and plumbing date/app. by  
Reconnection date/app. by RV date/app. by Re-roof date/app. by

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 38.50 WASTE FEE \$ 100.50  
FLOOD DEVELOPMENT FEE \$ FLOOD ZONE FEE \$ CULVERT FEE \$ TOTAL FEE 189.00  
INSPECTORS OFFICE CLERKS OFFICE

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

**PERMIT**  
**000027987**

APPLICANT	WENDY GRENNELL		PHONE	497-2311	
ADDRESS	PO BOX 39		FORT WHITE	FL	32038
OWNER	JOHN C. RUSSELL		PHONE	561-748-1194	
ADDRESS	12129	185TH STREET NORTH	JUPITER	FL	33478
CONTRACTOR	OWNER		PHONE		
LOCATION OF PROPERTY	47 S, L 27, R FRY RD, R PHEONIX GLEN, 3/10TH'S MILE ON LEFT, METAL TUBULAR GATE				
TYPE DEVELOPMENT	6 MONTH RV PERMIT		ESTIMATED COST OF CONSTRUCTION	0.00	
HEATED FLOOR AREA		TOTAL AREA		HEIGHT	STORIES
FOUNDATION		WALLS		FLOOR	
LAND USE & ZONING	AG-3		MAX. HEIGHT	35	
Minimum Set Back Requirments:	STREET-FRONT	30.00	REAR	25.00	SIDE 25.00
NO. EX.D.U.	0	FLOOD ZONE	NA	DEVELOPMENT PERMIT NO.	

PARCEL ID	10-7S-16-04171-002		SUBDIVISION		
LOT	BLOCK	PHASE	UNIT	TOTAL ACRES	10.00

Culvert Permit No.	Culvert Waiver	Contractor's License Number	Applicant/Owner/Contractor	
<u>EXISTING</u>	<u>09-0405-N</u>	<u>LH</u>	<u>LH</u>	<u>Y</u>
Driveway Connection	Septic Tank Number	LU & Zoning checked by	Approved for Issuance	New Resident
COMMENTS: 6 MONTH RV PERMIT				

Check # or Cash 5198

**FOR BUILDING & ZONING DEPARTMENT ONLY**

(footer/Slab)

Temporary Power	_____	Foundation	_____	Monolithic	_____
	date/app. by		date/app. by		date/app. by
Under slab rough-in plumbing	_____	Slab	_____	Sheathing/Nailing	_____
	date/app. by		date/app. by		date/app. by
Framing	_____	Insulation	_____		
	date/app. by		date/app. by		
Rough-in plumbing above slab and below wood floor			_____	Electrical rough-in	_____
			date/app. by		date/app. by
Heat & Air Duct	_____	Peri. beam (Lintel)	_____	Pool	_____
	date/app. by		date/app. by		date/app. by
Permanent power	_____	C.O. Final	_____	Culvert	_____
	date/app. by		date/app. by		date/app. by
Pump pole	_____	Utility Pole	_____	M/H tie downs, blocking, electricity and plumbing	_____
	date/app. by		date/app. by		date/app. by
Reconnection	_____	RV	_____	Re-roof	_____
	date/app. by		date/app. by		date/app. by

BUILDING PERMIT FEE \$	0.00	CERTIFICATION FEE \$	<u>0.00</u>	SURCHARGE FEE \$	0.00
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**COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
APPLICATION**

Permit No. STUP - 0908-28

Date 8-3-09

Fee 200.00

Receipt No. 3993

Building Permit No. 27987

Name of Title Holder(s) John C Russell

Address 12129 185<sup>TH</sup> ST North,

City Jupiter

Zip Code 33478

Phone (561) 748-1194

**NOTE: If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.**

Title Holder(s) Representative Agent(s) Dale Eved, Ricky Ford or Wendy Greenwell

Address PO Box 39

City Fort White

Zip Code 32038

Phone (386) 497-2311

Paragraph Number Applying for 9

Proposed Temporary Use of Property RV Campsite

Proposed Duration of Temporary Use 180 Days ✓

Tax Parcel ID# 10-75-16-04171-002

Size of Property 10 ACRES \*\*\*Provide a copy of your Deed of the property\*\*\*

Present Land Use Classification Vacant A-3

Present Zoning District A-3

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 RV's 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 RV's 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, but not into the mobile home 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 Regulation 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 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 these 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.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Orlando, Perry Ford & WENDY GREENKILL

Applicants Name (Print or Type)

[Signature]  
Applicant Signature

AUG 03 2009

Date

**OFFICIAL USE**

Approved

✓ J. Hecker

Denied

\_\_\_\_\_

Reason for Denial

Conditions (if any)



**Columbia County Property Appraiser**

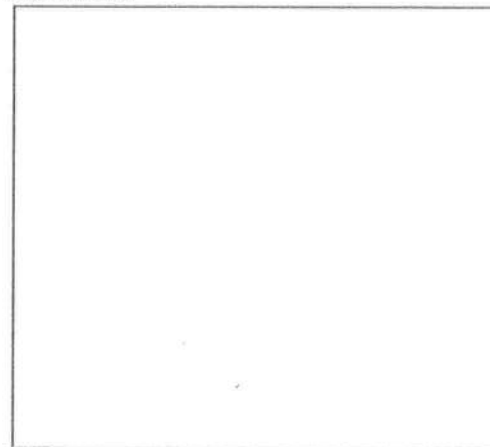
DB Last Updated: 7/22/2009

Parcel: 10-7S-16-04171-002

**2009 Preliminary Values****Owner & Property Info**

&lt;&lt; Prev Search Result: 6 of 12 Next &gt;&gt;

<b>Owner's Name</b>	RUSSELL JOHN C		
<b>Site Address</b>			
<b>Mailing Address</b>	12129 185TH ST NORTH JUPITER, FL 33478		
<b>Use Desc. (code)</b>	VACANT (000000)		
<b>Neighborhood</b>	010716.00	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA02	<b>Market Area</b>	02
<b>Total Land Area</b>	10.000 ACRES		
<b>Description</b>	COMM SE COR OF SW1/4 OF SE1/4, RUN N 1326.95 FT, W 1342.35 FT FOR POB, CONT W 652.86 FT, S 669.54 FT, E 652.85 FT, N 667.58 FT TO POB. ORB 871-975, QCD 1014-397, WD 1019-582.		

**GIS Aerial****Property & Assessment Values**

<b>Mkt Land Value</b>	cnt: (1)	\$57,712.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$57,712.00

<b>Just Value</b>	\$57,712.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$57,712.00
<b>Exemptions</b>	\$0.00
<b>Total Taxable Value</b>	County: \$57,712.00   City: \$57,712.00 Other: \$57,712.00   School: \$57,712.00

**Sales History**

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
6/18/2004	1019/582	WD	V	Q		\$45,000.00
4/27/2004	1014/397	WD	V	U	08	\$20,900.00
12/5/1998	871/975	WD	V	Q		\$25,000.00



**Property Information**Location Address: **12129 185TH ST N**[View Map](#)Municipality: **UNINCORPORATED**[Calculate Portability](#)Parcel Control Number: **00-41-40-34-00-000-1570**

Subdivision:

Official Records Book: **16780** Page: **856** Sale Date: **Mar-2004**Legal Description: **34-40-41, E 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4 OF NE 1/4 A/K/A E 1/2 K-104****Owner Information**Name: **RUSSELL JOHN C**[All Owners](#)Mailing Address: **12129 185TH ST N  
JUPITER FL 33478 2008****Sales Information**

Sales Date	Book/Page	Price	Sale Type	Owner
Mar-2004	<u>16780/0856</u>	\$10	WARRANTY DEED	RUSSELL JOHN C
Nov-2000	<u>12162/1574</u>	\$35,500	WARRANTY DEED	RUSSELL JOHN C &

**Exemptions**

Regular Homestead: \$25,000      Year of Exemption: 2008  
 Additional Homestead: \$25,000  
 Total: \$50,000

**Appraisals**

Tax Year:	2008	2007	2006
Improvement Value:	\$213,232	\$208,891	\$237,499
Land Value:	\$114,771	\$173,108	\$180,321
Total Market Value:	\$328,003	\$381,999	\$417,820

**Property Information**

Number of Units: **1**  
 \*Total Square Feet: **2955**  
 Acres: **1.20**

Use Code: **0100**Description: **RESIDENTIAL**

\* in residential properties may indicate living area.

**Assessed and Taxable Values**

Tax Year:	2008	2007	2006
Assessed Value:	\$277,238	\$269,163	\$262,598
Exemption Amount:	\$50,000	\$25,000	\$25,000
Taxable Value:	\$227,238	\$244,163	\$237,598

[Structure Detail](#)

**Taxes**

<b>Tax Year:</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>
<b>Ad Valorem:</b>	<b>\$4,059</b>	<b>\$4,122</b>	<b>\$4,359</b>
<b>Non Ad Valorem:</b>	<b>\$741</b>	<b>\$747</b>	<b>\$757</b>
<b>Total Tax:</b>	<b>\$4,800</b>	<b>\$4,869</b>	<b>\$5,116</b>

Tax Calculator

Details

[Tax Collector WebSite](#)

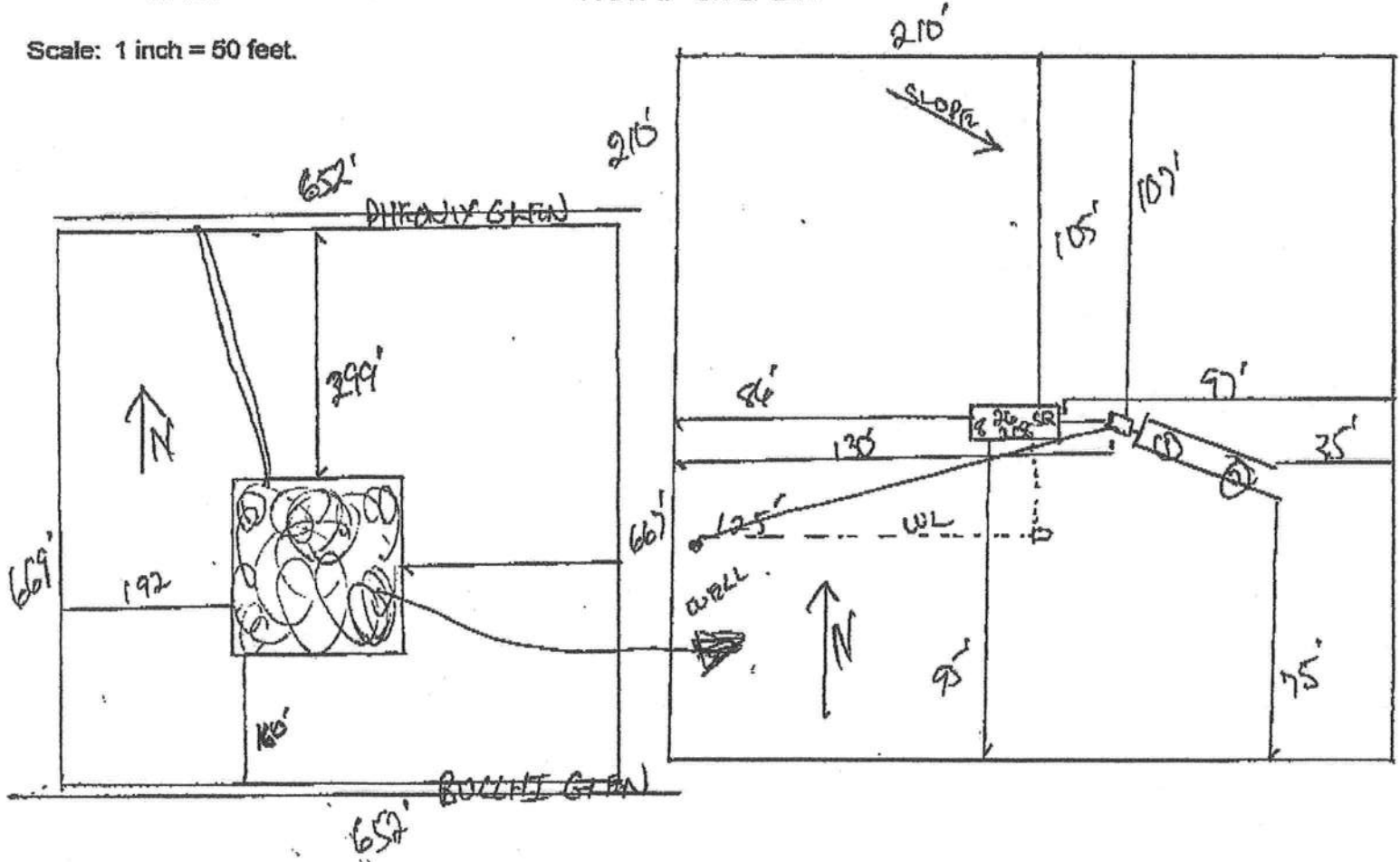
**NOTE: Lower the top and bottom margins to 0.25 on File->Page Setup menu option in the browser to print the detail on one page.**

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

Permit Application Number 09-0405-N

----- PART II - SITEPLAN -----

Scale: 1 inch = 50 feet.



Notes: 1 of 10 Acres

Site Plan submitted by Rock D 7-0  
Plan Approved ☒ Not Approved ☐  
By Sarah Ford EH Director - Columbia MASTER CONTRACTOR  
Date 7-30-09 County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



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

PERMIT NO. AP 930748  
DATE PAID: 7/27/09  
FEE PAID: 310.00  
RECEIPT #: 1162194

## APPLICATION FOR:

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

APPLICANT: John C. RussellAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: P.O. BOX 39 FT. WHITE, FL, 32038

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: na BLOCK: na SUB: na PLATTED: N/APROPERTY ID #: 10-7S-16-04171-002 ZONING: Res. I/M OR EQUIVALENT: ☐ Y ☒ NPROPERTY SIZE: 10 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y ☒ N DISTANCE TO SEWER:      FTPROPERTY ADDRESS: SW Pheonix Glen, Fort White, FL, 32038

DIRECTIONS TO PROPERTY: 47 South, TL on US 27, TR on Fry Road, TR on Pheonix  
Glen, 3/10ths to property on left, metal tubular gate.

## 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	Camper	1	208	
2				
3				

☒ Floor/Equipment Drains ☒ Other (Specify)     SIGNATURE: Rocky FordDATE: 7/27/2009

DH 4015, 10/97 (Previous Editions May Be Used)

Page 1 of 4

RECEIVED  
7/27/09



**COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
AUTHORIZATION**

The undersigned, JOHN C. RUSSELL, (herein "Property Owners"), whose physical 911 address is 12129 185TH ST No. Jupiter, FL, 33478 hereby understand and agree to the conditions set forth by the issuance of a Special Temporary Use Permit in accordance with the Columbia County Land Development Regulations (LDR's). I hereby further authorize Darlene A. Shaw, Notary Public, State of Florida to act on by behalf concerning the application for such Special Temporary Use Permit on Tax Parcel ID # 10 - 25-16 - 04171-002.

Dated this 31<sup>st</sup> Day of July, 2009.

John C Russell  
(Property Owner (signature))

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 31 Day of July, 2009, by JOHN C RUSSELL Who is personally known to me or who has produced a \_\_\_\_\_ Driver's license as Identification.

(NOTARIAL  
SEAL)

Darlene A. Shaw  
Notary Public, State of Florida

My Commission Expires:

