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FOR PLANNING USE ONLY
Application # STUP
Application Fee
Receipt No
Filing Date
Completeness Date

Special Temporary Use Permit Application

PROJECT INFORMATION 1. Project Name: 787 SW Bunn Dr.									
 Parcel ID Number(s): 31-4S-17-08915-102 (43768) Future Land Use Map Designation: additional manufactured home on property for family mentals. 									
						pidontial			
Proposed Use of Property:	- Stoental								
Proposed Temporary Use R	equested: 5 year temporary	use for family member for primary residence							
APPLICANT INFORMATION									
Name of Applicant(s): Beth	Giannone/Robert Giannone	Title: n/a							
Company name (if applicable): n/a									
Mailing Address: until closing on 2/15 address is 24072 NW 188th Ave									
City: High Springs	State: Fl	Zip: 32463							
Telephone: (561) 703-6296	Fax:_()	Email: bgiannone1@mac.com							
or from government off	icials regarding governm	ent business is subject to public record							
		s may be subject to public disclosure.							
If the applicant is agent for t	the property owner*.								
**									
Property Owner Name (title									
Property Owner Name (title Mailing Address: n/a									
Property Owner Name (title Mailing Address: n/a City: n/a	State: n/a								
	Address of Subject Property Parcel ID Number(s): 31-4S- Future Land Use Map Design Zoning Designation: ?? Acreage: 5.1 Existing Use of Property: res Proposed Use of Property: res Proposed Temporary Use Re LICANT INFORMATION Applicant Status Name of Applicant(s): Beth Company name (if applicable) Mailing Address: until closing City: High Springs Telephone: (561) 703-6296 PLEASE NOTE: Florida had or from government off requests. Your e-mail address: United Status	Future Land Use Map Designation: additional manufact Zoning Designation: ?? Acreage: 5.1 Existing Use of Property: residential Proposed Use of Property: residential Proposed Temporary Use Requested: 5 year temporary LICANT INFORMATION Applicant Status Owner (title holder) Name of Applicant(s): Beth Giannone/Robert Giannone Company name (if applicable): n/a							

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: see attached contract to close on 2/15/24				
	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:				
	Future Land Use Map Amendment Application No. CPA				
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): No No				
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z				
	Variance: Pes No				
	Variance Application No. V				
	Special Exception:				
	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.
- 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.



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, stepparent, 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 offsite, 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.
 - 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 our 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).
- 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.

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
- For Item (8) above, the application fee is \$250.00
- 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
- 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.

Beth Giannone

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

2/1/24

Date

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

STATE OF FLORIDA COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Beth Giannone or Robert Giannone
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, Beth Giannone
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 Anthony Giannone
(son) 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. 31-4S-17-08915-102 (43768) Hawk's Landing Lot 2, WD 1460-1585 WD 1470-680
- 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 five 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. 31-4S-17-08915-102 (43768) 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 Agyleement and agree to comply with it. Family Member Beth Giannone/Robert Giannone Anthony Giannone (son) Typed or Printed Name Typed or Printed Name Subscribed and sworn to (or affirmed) before me this 31st day of January 202 301 180 her f (gannare Owner) who is personally known to me or has produced FL Driver License as identification. **KILEY WHITE** MY COMMISSION # HH 449623 EXPIRES: October 1, 2027 Subscribed and sworn to (or affirmed) before me this 31st day of language, 2024, by AN HONY Gia MON Family Member) who is personally known to me or has produced Driver License as identification. COLUMBIA COUNTY, FLORIDA **KILEY WHITE** MY COMMISSION # HH 449623 EXPIRES: October 1, 2027 By: _ Name: _ Title: _____

From: Beth Giannone bgiannone1@me.com &

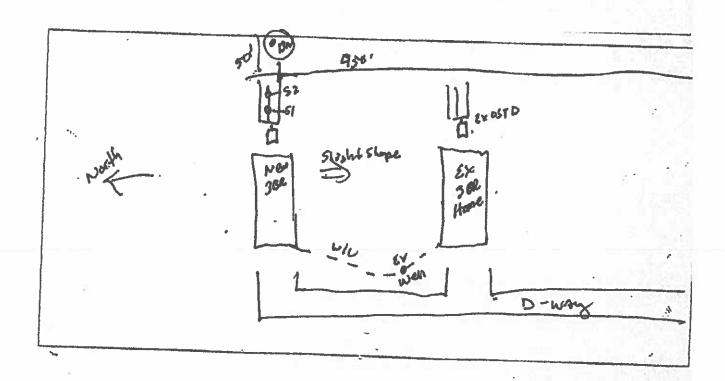
Subject: Fwd: Pym, Drawing

Date: January 30, 2024 at 12:17 PM

To: Beth Giannone bgiannone1@mac.com



Giannone



Scaled drawing to

Begin forwarded message:

From: N FLORIDA SEPTIC < nflseptictank@comcast.net >

Subject: Pym, Drawing

Date: January 30, 2024 at 9:53:32 AM EST
To: "bgiannone1@mac.com"

bgiannone1@mac.com>

If there is anything else Robert is doing, I'll put on a different invoice. He didn't have anything wrote down.

I'll talk to him when he is in the office.

Thank you,

Amanda @ NFST,INC

386-755-6372

741 SE State Road 100

Lake City, Fla 32025

nflseptictank@comcast.net



BUREAU of VITAL STATISTICS

CERTIFICATION OF BIRTH

STATE FILE NUMBER: 109-1987-159656

DATE ISSUED: FEBRUARY 8, 2024

DATE FILED: DECEMBER 7, 1987

CHILD'S NAME:

ANTHONY JOHN GIANNONE

DATE OF BIRTH:

DECEMBER 3, 1987

SEX:

MALE

COUNTY OF BIRTH:

BROWARD COUNTY

MOTHER'S NAME:

BETH ILEENE ROTHSTEIN

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

FATHER'S NAME:

ROBERT JOHN GIANNONE

REQ: 2026166677

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE. WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE

DH FORM 1945 (08/01/2022)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

Kenforn

PREPARED BY & RETURN TO:

Name:

Brooke Parrish, an employee of

Integrity Title Services, LLC

Address: 757 WEST DUVAL STREET

Lake City, FL 32055

File No. 24-01014

Parcel No.: 31-4S-17-08915-102

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

LS

This WARRANTY DEED, made the 15th day of February, 2024, by LAURA MCLINN, hereinafter called the Grantor, to BETH GIANNONE and ROBERT GIANNONE, HUSBAND AND WIFE, whose post office address is 787 SW BUNN DR., Lake City, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration. receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 2, HAWK'S LANDING, a Subdivision as per plat of record in Plat Book 9, Page 165-167, Public Records of Columbia County, Florida. Together with that certain 2022 Double Wide Mobile Home #LOHGA30072628A and LOHGA30072628B.

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

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written

Signed, sealed and delivered in the presence of

Witness Signature

Printed Name: 1505 Address: 757 W DUVAL KE CITY FL 32055

Witness Signature

Printed Name: 38551Ca L. Nettles

Address: 757 W DUVAL ST. LAKE CITY, FL 32055

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of February, 2024, by LAURA MCLINN, who is personally known to me or who has produced

as identification.

BROOKE PARRISH **Notary Public** State of Florida nmii HH472042 Expires 12/11/2027

Signature of Notary

Printed Name: Brooke Part My commission expires: 12/11/2

Name: LAURA MCLINA

Address: 787 SW BUNN DR. Lake City, FL 32024

print 🙌 💠 🤣

Last Update: 2/16/2024 8:32:08 AM EST

Details

Tax Record

= Print View Legal Desc. Tax Payment Payment History Print Tax Bill NEW Change of Address

Register for eBill

Escrow Code

Ad Valorem Taxes and Non-Ad Valorem Assessments

A CANADA AND AND AND AND AND AND AND AND AN	The state of the s	The second secon
Account Number	Tax Type	Tax Year
R08915-102	REAL ESTATE	2023

Searches **Account Number**

GEO Number **Owner Name** Property Address **Mailing Address**

Mailing Address MCLINN LAURA

787 SW BUNN DR LAKE CITY FL 32024

25000

HX

ĦВ

Property Address 787 BUNN LAKE CITY

GEO Number 314S17-08915-102

Exempt Amount Taxable Value See Below See Below

Site Functions

Local Business Tax Contact Us County Login Home

Exemption Detail Millage Code 25000 003

Legal Description (click for full description)
31-4S-17 0200/02005.16 Acres HAWK'S LANDING LOT 2. WD 1460-1585, WD 1470-680,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	217,068	50,000	\$167,068	\$1,305.64
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	217,068	25,000	\$192,068	\$143.67
LOCAL	3.2170	217,068	25,000	\$192,068	\$617.88
CAPITAL OUTLAY	1.5000	217,068	25,000	\$192,068	\$288.10
SUMANNEE RIVER MATER MGT DIST	0.3113	217,068	50,000	\$167,068	\$52.01
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217, 068	50,000	\$167.068	\$0.02

Total Millage	13 5914	Total Taxes	\$2,407.32

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$285.98
GGAR	SOLID WASTE - ANNUAL	\$198.06

Total Assessments \$484.04 Taxes & Assessments \$2,891.36 If Pald By **Amount Due**

Date Paid Transaction Receipt Item **Amount Pald** 11/25/2023 PAYMENT 9971456,0001 2023 \$2,775.71

Prior Years Payment History

\$0.00

Prior\Year Taxes Due NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>