



Columbia County Gateway to Florida

Total fee is \$456.52

FOR PLANNING USE ONLY

Application # STUP 1711-54

Application Fee 200.00

Receipt No. 4820

Filing Date 11-6-17

Completeness Date 11-6-17

Special Temporary Use Permit Application

parent Parcel # is
04002-000

A. PROJECT INFORMATION

1. Project Name: (RV) Lynch
2. Address of Subject Property: 284 SW Blast Ct. Fort White FL 32038
3. Parcel ID Number(s): 30-65-16-04002-021
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: Ag-3
6. Acreage: 10
7. Existing Use of Property: Vacant
8. Proposed Use of Property: 6 month RV Permit
9. Proposed Temporary Use Requested: #10-6 month RV

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): _____ Title: _____
Company name (if applicable): Bullard Management Services
Mailing Address: PO Box 1432
City: Leice City State: FL Zip: 32056
Telephone: (____) _____ fax: _____ mail: _____

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): Brett & Billie Lynch
Mailing Address: 8066 Wissmiller Rd
City: South Branch State: MT Zip: 48761
Telephone: (989) 482-2139 Fax: (989) 577-9192 Email: bnblynch@hotmail.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.

*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: Ballard Management (Chris Ballard)
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

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.

Brett E. Lynch | Billie Lynch
Applicant/Agent Name (Type or Print)

[Signature] | Billie Lynch
Applicant/Agent Signature

11-6-17
Date

Columbia County Property Appraiser

updated: 10/27/2017

2017 Tax Year

Lot 21 parcel # 30-6S-16-04002-021

Tax Collector Tax Estimator Property Card

Parcel: 30-6S-16-04002-000

Parcel List Generator

<< Next Lower Parcel Next Higher Parcel >>

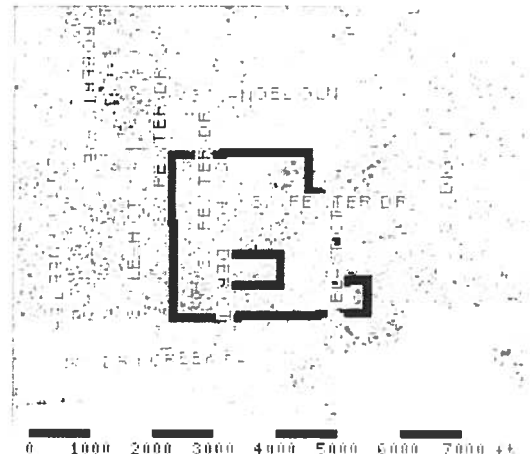
2017 TRIM (pdf)

Print

Owner & Property Info

Search Result 1 of 1

Owner's Name	BULLARD MANAGEMENT SERVICES		
Mailing Address	P O BOX 1432 LAKE CITY, FL 32056		
Site Address	547 SW COUNTY ROAD 18		
Use Desc. (code)	TIMBERLAND (005600)		
Tax District	3 (County)	Neighborhood	30616
Land Area	149.950 ACRES	Market Area	02
Description	NOTE: THIS PARCEL IS PART OF A LARGER PARCEL THAT IS BEING SPLIT INTO TWO PARCELS. THE TOTAL AREA OF THE TWO PARCELS IS 149.950 ACRES.		



SE1/4 EX 6.16 AC DESC ORB 1140 -1952 IN THE NE COR. & ALSO A PARCEL LYING IN SEC 29-6S- 16 DESC AS FOLLOWS BEG SW COR OF SEC 29 RUN E 537 18 FT N 497 15 FT W 481 77 FT TO THE E LINE OF A 60 FT EASEMENT CONT W 30 FT TO CENTER LINE OF SAID EASEMENT, RUN N 1117 07 FT TO A CURVE, NE'ERLY ALONG CURVE 87 55 FT N 90 E 117 15 TO CURVE NW'ERLY ALONG CURVE 71.89 FT TO W LINE OF SEC 29, S 1814 38 FT TO

Property & Assessment Values

2017 Certified Values		
Mkt Land Value	cnt: (1)	\$2,000.00
Ag Land Value	cnt: (1)	\$34,788.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$36,788.00
Just Value		\$297,083.00
Class Value		\$36,788.00
Assessed Value		\$36,788.00
Exempt Value		\$0.00
Total Taxable Value	Cnty: \$36,788 Other: \$36,788 Schl: \$36,788	

2018 Working Values			(...Hide Values)
Mkt Land Value	cnt: (1)	\$2,000.00	
Ag Land Value	cnt: (1)	\$34,788.00	
Building Value	cnt: (0)	\$0.00	
XFOB Value	cnt: (0)	\$0.00	
Total Appraised Value		\$36,788.00	
Just Value		\$326,592.00	
Class Value		\$36,788.00	
Assessed Value		\$36,788.00	
Exempt Value		\$0.00	
Total Taxable Value	Cnty: \$36,788 Other: \$36,788 Schl: \$36,788		

2018 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
12/16/2016	1327.2088	QC	V	U	11	\$100.00
1/9/2008	1140.1954	WD	V	U	03	\$14,700.00
10/12/2004	1027.2995	WD	V	Q		\$301,000.00
10/9/2004	1027.2987	WD	V	U	02	\$350,000.00

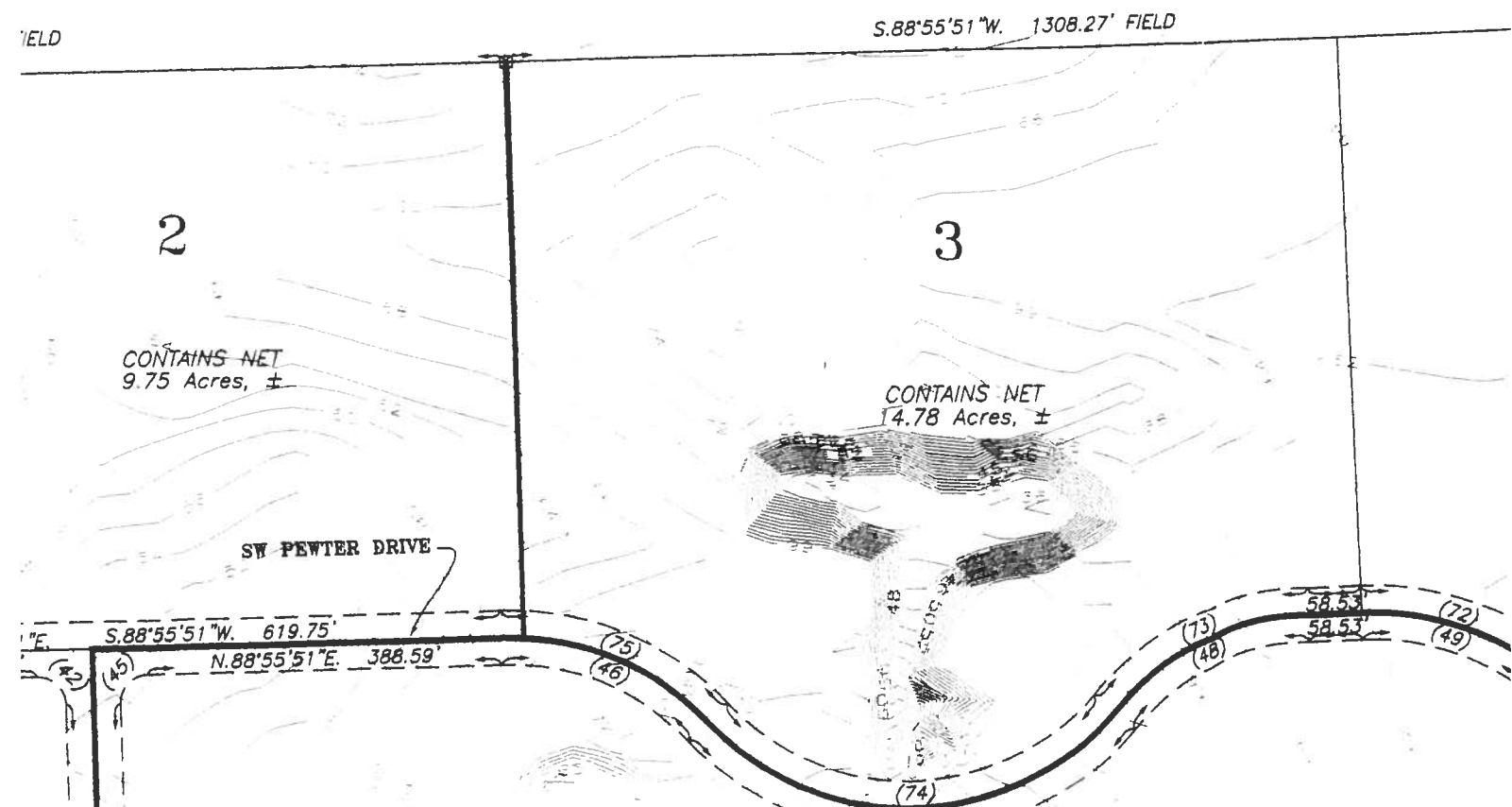
Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
-----------	-----------	----------	------------	-------------	-------------	------------

NONE

99 HILLS OF FT. WHITE

AN UNRECORDED SUBDIVISION OF
PART OF SECTIONS 29 AND 30,
TOWNSHIP 6 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



13.66 Acres, ±

SW BLAST (COURT)
S 01°03'14"E 1201.93'
N 01°03'14"W 1117.08'
(60' PRIVATE ROAD EA

04002-021

21

CONTAINS NET
9.68 Acres, ±

17

CONTAINS NET
10.13 Acres, ±

20

CONTAINS NET
9.49 Acres, ±

RETENTION POND EASEMENT
5.31 Acres, ±

19

RETENTION POND
DRAINAGE EASEMENT

CONTAINS NET
5.50 Acres, ±
OUTSIDE OF
ROAD EASEMENT
AND RETENTION
POND EASEMENT.

N.88°36'26"E 1319.94' FIELD

SE CORNER OF
SECTION 30.
2 1/2" IRON PIPE,
NO ID.

SW CORNER OF
SECTION 29.
2 1/2" IRON PIPE,
NO ID.

N.87°57'30"

MICHIGAN^{MI} USA

**ENHANCED
DRIVER LICENSE**



**L 520 089 420 741
DOB 09-25-1970**

**ISS 08-31-2016
EXP 09-25-2020**

**BILLIE JO LYNCH
8066 WISSMILLER RD
SOUTH BRANCH, MI 48761-9719**

09-25-1970

**Sex F Hgt 502 Eyes BLU
Lic Type E,O End NONE
Restrictions NONE**



DD 9004430495R10

DONOR ♥
Rev 07-01-2012



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

CR # 10-6464

PERMIT NO. 17-014711
DATE PAID: 3/7/17
FEE PAID: 310.00
RECEIPT #: 1274524

APPLICATION FOR:

[X] New System [] Existing System [] Holding Tank [] Innovative
[] Repair [] Abandonment [] Temporary []

APPLICANT: BULLARD MANAGEMENT SERVICES & MILLIE LYNCH

AGENT: LUNDY'S SEPTIC

TELEPHONE: (989) 735-2055

MAILING ADDRESS: 8596 US HWY 90 EAST

LIVE OAK

FL 32060

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: 21 BLOCK: N/A SUBDIVISION: HILLS OF FT. WHITE UNREC PLATTED:

PROPERTY ID #: P/O 30-4S-16-04002-000 ZONING: AG I/M OR EQUIVALENT: [NO]

PROPERTY SIZE: 10.010 ACRES WATER SUPPLY: [X] PRIVATE PUBLIC [] <=2000GPD [] >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? [NO] DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: SW BLAST CT.

DIRECTIONS TO PROPERTY: TAKE SR 47 SOUTH TO FT. WHITE, TURN RIGHT ON SR 27, TURN LEFT ON UTAH, TURN LEFT ON ROBERTS ST. (1ST LEFT), TURN LEFT ON PEWTER DR. TURN RIGHT ON SW BLAST CT. SITE ON RIGHT.

BUILDING INFORMATION [X] 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	320	
---	--------	---	-----	--

2

3

4

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

SIGNATURE:

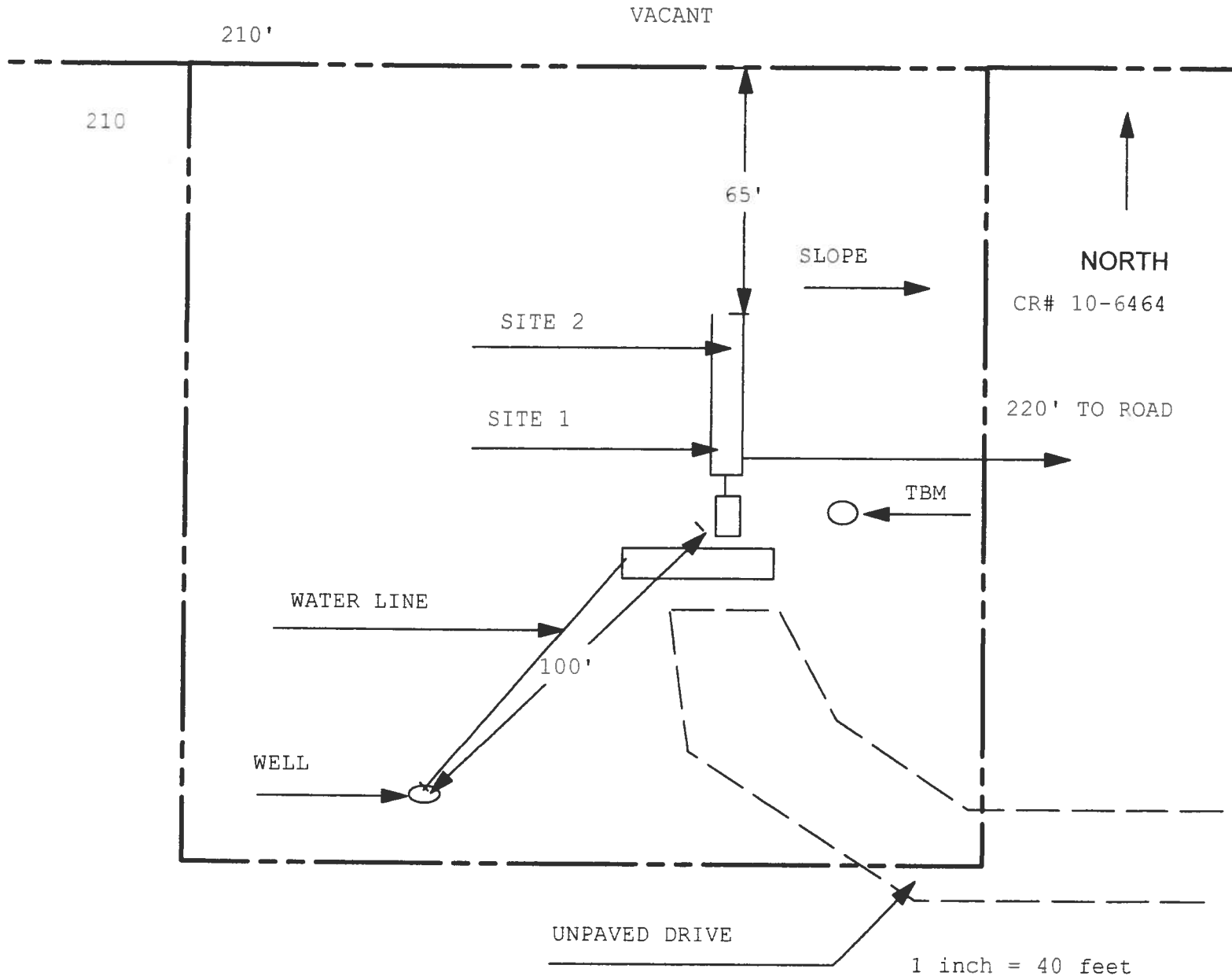
DATE: 3-7-17

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan

Permit Application Number: _____

17-5149N

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT



Site Plan Submitted By Paul Lloyd Date 3/2/17
Plan Approved X Not Approved _____ Date _____
by Sally Lord Env Health Director CPHU
Notes: Columbia 3-14-17

STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I. (We). Bullard Management Services Inc

as the owner of the below described property:

(Chris Bullard)

Property tax Parcel ID number 30-65-16-04002-000

Subdivision (Name, lot, Block, Phase) Hills of Fort White lot 21

Give my permission for Brett & Billie Lynch to place a

Circle one - Mobile Home / Travel Trailer / Utility Pole Only / Single Family Home /
Barn / Shed / Garage / Culvert / Other _____

I (We) understand that the named person(s) above will be allowed to receive a building permit on the property number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

[Signature]
Owner Signature

11/6/2017
Date

Owner Signature

Date

Owner Signature

Date

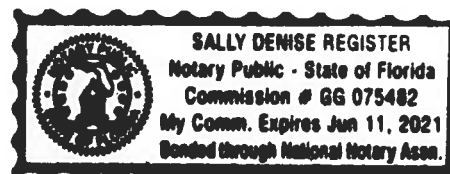
Sworn to and subscribed before me this 6th day of November, 2017. This

(These) person(s) are personally known to me or produced ID _____
(Type)

[Signature]
Notary Public Signature

Sally Denise Register
Notary Printed Name

Notary Stamp





DIVISION of
CORPORATIONS
an official State of Florida website

Florida Profit Corporation
BULLARD MANAGEMENT SERVICES, INC.

Filing Information

Document Number P95000052788
FEI/EIN Number 59-3322071
Date Filed 07/03/1995
State FL
Status ACTIVE

Principal Address

1009 SW MAIN BLVD
SUITE 130
LAKE CITY, FL 32025

Changed: 02/21/2012

Mailings Address

POST OFFICE BOX 1432
LAKE CITY, FL 32056

Registered Agent Name & Address

BULLARD, AUDREY SCPA
1826 SW SR 47
LAKE CITY, FL 32025

Address Changed: 03/23/2005

Officer/Director Data

Name & Address

Title PD

BULLARD, CHRIS A
POST OFFICE BOX 1432
LAKE CITY, FL 32056

Title VPD

BULLARD, AUDREY S
POST OFFICE BOX 1733
LAKE CITY, FL 32056

Title STD

BULLARD, ELIZABETH A
PO BOX 1432
LAKE CITY, FL 32056

Annual Report

Report Year	Filed Date
2015	02/23/2015
2016	02/10/2016
2017	01/17/2017

Annual Report