

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

Permit No. STUP-1403-08

Date 21 March 2014

Fee \$ 450.00

Receipt No. 04407

Building Permit No. _____

Name of Title Holder(s) Jacqueline Bell-Henderson

Address 892 SW Mauldin Ave. City Lake City

Zip Code 32024

Phone ()

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) _____

Address _____ City _____

Zip Code _____

Phone ()

Paragraph Number Applying for # 7

Proposed Temporary Use of Property Additional MH for Brother

Proposed Duration of Temporary Use 5 years

Tax Parcel ID# 33-4S-16-03265-104

Size of Property 5 ACRES

Present Land Use Classification 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 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 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.

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.

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.

Jacqueline Bell-Henderson

Applicants Name (Print or Type)

Jacqueline Bell-Henderson

Applicant Signature

3/20/14

Date

OFFICIAL USE

Approved

X BLK
21 MARCH 2014


Denied

Reason for Denial

Conditions (if any)

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

STATE OF FLORIDA
COUNTY OF COLUMBIA

 Inst 301412004053 Date 3/21/2014 Time 3 52 PM
DC P DeWitt Cason Columbia County Page 1 of 2 B 1271 P 1312

BEFORE ME the undersigned Notary Public personally appeared.

Jacqueline Bell-Henderson, 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, and Steve Bell, the Family Member of the Owner, 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 Brother, 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. 33-45-16-03265-104.
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 5 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. 33-45-16-03265-104 is conditional 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 90 days of the departure of the Family Member 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.

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 Agreement and agree to comply with it.

Jacqueline Bell-Henderson Steve H. Bell
Owner Family Member
Jacqueline Bell-Henderson Steve H. Bell
Typed or Printed Name Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 20th day of March, 2014, by Jacqueline Bell-Henderson (owner) who is personally known to me or has produced Personally Known as identification.

Margo B. Combs
Notary Public



MARGO B. COMBS
Notary Public, State of Florida
My Comm Expires Jan 22, 2015
Commission No EE 53959

Subscribed and sworn to (or affirmed) before me this 20th day of March, 2014, by Steve H. Bell (Family Member) who is personally known to me or has produced Personally Known as identification.

Margo B. Combs
Notary Public

COLUMBIA COUNTY, FLORIDA



MARGO B. COMBS
Notary Public, State of Florida
My Comm. Expires Jan 22, 2015
Commission No EE 53959

By: Brian L. Kepner
Name: BRIAN L. KEPNER
Title: Land Development Regulation Administrator

JERRY CORBETTS HOME CENTER

10314 US HWY 90 EAST
LIVE OAK, FL 32060

PHONE: 386-362-4948

FAX: 386-364-1979

TO: Columbia Co. Bldg. Dept FROM: TREEA FOSTER

ATTN: Tanice DATE 3-20-14

FAX: 758-2160 NUMBER OF PGS: 1

REFERENCE #

MESSAGE:

Steve Bell & Jacqueline Bell

"WORKING MAN'S FRIEND"

(website)
www.Jerrycorbetts.com

(email) treeafoster@yahoo.com

HAVE A BLESSED DAY!

AFFIDAVIT

I certify that the following described mobile home being placed on the referenced parcel is not a Wind Zone 1 mobile home.

Customer's Name: Steve Bell
Property ID: Sec: 33 Twp: 45 Rge: 16 Tax Parcel No: 03265-104
Lot: 4 Block: _____ Subdivision: Mauldin Woodlands
Mobile Home Year/Make: 2012 Size: 32x76

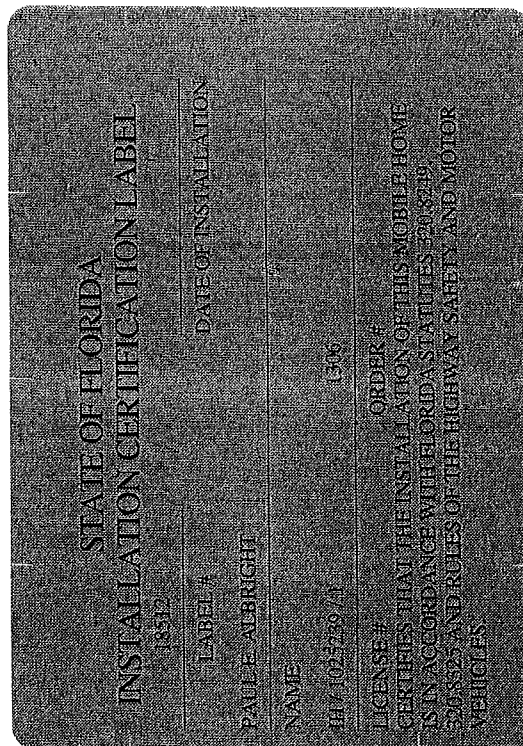
Paul E. Albright
Signature of Mobile Home Installer

Sworn to and subscribed before me this 14 day of March, 2014
by Paul E. Albright



Treea A. Foster
Notary Public, State of Florida
Commission No. _____
Personally Known: _____
Produced ID (type) _____

License Number: IH / 1025239 / 1 Name: PAUL E. ALBRIGHT			
Order #: 1306	Label # 18512	Manufacturer: Fleetw 00 d	(Check Size of Home)
Homeowner:		Year Model: 2012	Single <input checked="" type="checkbox"/>
Address:		Length & Width: 32 X 80	Double <input type="checkbox"/>
City/State/Zip: Lake City Fla		Type Longitudinal System: 6	Triple <input type="checkbox"/>
Phone #:		Type Lateral Arm System:	HUD Label #
Date Installed:		New Home: <input checked="" type="checkbox"/> Used Home:	Soil Bearing / PSF: 1250
Installed Wind Zone: 2			Torque Probe / in-lbs: 285
			Permit #
Note:			



INSTRUCTIONS
PLEASE WRITE DATE OF INSTALLATION AND AFFIX LABEL NEXT TO HUD LABEL. USE PERMANENT INK PEN OR MARKER ONLY. COMPLETE INFORMATION ABOVE AND KEEP ON FILE FOR A MINIMUM OF 2 YEARS. YOU ARE REQUIRED TO PROVIDE COPIES WHEN REQUESTED.