



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # SP ST 4/23/204  
Application Fee \$450.00  
Receipt No. 765910  
Filing Date 12-27-23  
Completeness Date \_\_\_\_\_

## Special Permit Application



12/27/23  
Jca.

### A. PROJECT INFORMATION

1. Project Name: Rauch STUP
2. Address of Subject Property: 475 SW CARMINE WAY
3. Parcel ID Number(s): 18-7S-16-04236-095
4. Future Land Use Map Designation: AGRICULTURE
5. Zoning Designation: A-3
6. Acreage: 3.55 AC
7. Existing Use of Property: RESIDENTIAL
8. Proposed Use of Property: RESIDENTIAL
9. Duration of Proposed Temporary Use: 5 YEARS

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): JANICE KALILCH Title: OWNER  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 475 SW CARMINE WAY  
City: FORT WHITE State: FL Zip: 32038  
Telephone: (352) 318-2328 Fax: ( ) Email: YELLOBUG@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.**

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.**

### 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 \_\_\_\_\_

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

In accordance with the Columbia County Comprehensive Plan and Land Development Regulations ("LDRs"), certain uses are required to obtain a Special Permit from the Board of County Commissioners. Below is a list of uses that require a Special Permit from the Board of County Commissioners.

1. Bulkheads, Docks, and Similar Structures to be located on Perennial Rivers (Section 14.6).
2. Land and Water Fills, Dredging, and Mining (Section 14.7).
3. Temporary Uses (Section 14.10):
  - A. In agricultural, commercial, and industrial districts: commercial circuses, carnivals, outdoor concerts, and similar uses.
  - B. In agricultural and commercial districts: such uses similar to, but not limited to asphalt and concrete batch plants, excepting locations in high groundwater recharge, which provide materials for state and local government road projects.
4. Hazardous, Bio-Hazardous and Medical Waste Treatment Facilities (Section 14.11).
5. Intensive Agriculture (Section 14.12).

For all Special Permits, the following items are required for a complete application:

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

2. Site Plan – Including, but not limited to the following:

- a. Name, location, owner, and designer of the proposed development.
- b. Present zoning for subject site.
- c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
- d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
- e. Area and dimensions of site (Survey).
- f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
- g. Access to utilities and points of utility hook-up.
- h. Location and dimensions of all existing and proposed parking areas and loading areas.
- i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
- j. Location and size of any lakes, ponds, canals, or other waters and waterways.
- k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
- l. Location of trash receptacles.

3. Stormwater Management Plan—Including the following:

- a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

✓ 4. Legal Description with Tax Parcel Number. *ON Deed*

✓ 5. Proof of Ownership (i.e. deed). *Deed*

✓ 6. Agent Authorization Form (signed and notarized).

✓ 7. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

8. Fee. The application fee for a Special Permit Application varies by the type of Special Permit applied for. See fee resolution for a list of fees based upon use. No application shall be accepted or processed until the required application fee has been paid.

**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.

Janice Kalilich

Applicant/Agent Name (Type or Print)

Janice Kalilich

Applicant/Agent Signature

12-26-23

Date

Tern Wooten  
Haile Title Company  
4739-B NW 53rd Avenue  
Gainesville, Florida 32653

File Number: 17-512

## General Warranty Deed

Made this October 4, 2017 A.D. By **Mark F. Guthrie, a single man**, whose address is: PO Box 6, Fort White, Florida 32038, hereinafter called the grantor, to **Peter L. Rauch, a single man, and Janice M. Kallich, a married woman**, as joint tenants with rights of survivorship, whose post office address is: 475 SW Carmine Way, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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, viz:

Lot 20, 21 & 31, Cedar Spring Shores Replat, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 20-A through 20-E, of the Public Records of Columbia County, Florida.

Parcel ID Number: 18-7S-16-04236-095


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

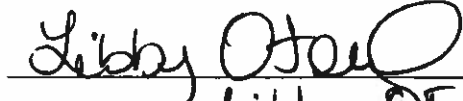
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Scott Acuna

  
Mark F. Guthrie (Seal)

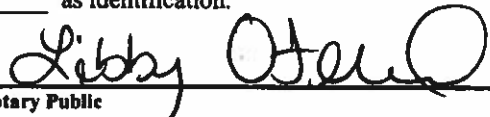
  
Witness Printed Name Libby Offerrell

\_\_\_\_\_  
(Seal)

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by Mark F. Guthrie, a single man, who is/are personally known to me or who has produced FL D.L. as identification.



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

## Mailing Address

RAUCH PETER L  
KALILICH JANICE M  
475 SW CARMINE WAY  
FORT WHITE FL 32038

## Property Address

475 CARMINE FORT WHITE

## GEO Number

187S16-04236-095

## Exempt Amount

See Below

## Taxable Value

See Below

## Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

## Exemption Detail

HX 25000

## Millage Code

003

## Escrow Code

Legal Description (click for full description)

18-7S-16 0200/02003.55 Acres LOTS 20,21 & 31 CEDAR SPRING SHORES RE-  
PLAT. 383-635, 749- 835, WD 1021-177, WD 1183-692, CT 1176-497, WD 1183-  
1752, WD 1345-1505,

## Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Tax Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	27,789	25,000	\$2,789	\$21.1
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	27,789	25,000	\$2,789	\$2.1
LOCAL	3.2170	27,789	25,000	\$2,789	\$8.1
CAPITAL OUTLAY	1.5000	27,789	25,000	\$2,789	\$4.1
SUWANNEE RIVER WATER MGT DIST	0.3113	27,789	25,000	\$2,789	\$0.1
LAKE SHORE HOSPITAL AUTHORITY	0.0001	27,789	25,000	\$2,789	\$0.1

## Total Millage

13.5914

## Total Taxes

\$37.9

## Non-Ad Valorem Assessments

Code	Levyng Authority	Amount
FFIR	FIRE ASSESSMENTS	\$285.9
GGAR	SOLID WASTE - ANNUAL	\$198.0

## Total Assessments

\$484.0

## Taxes &amp; Assessments

\$521.9

## If Paid By

Amount Due

\$0.0

Date Paid	Transaction	Receipt	Item	Amount Paid
11/22/2023	PAYMENT	2500865.0001	2023	\$501.0

Prior Years Payment History

## Prior Year Taxes Due

NO DELINQUENT TAXES





Layers Legend Info Help

Layers Identify Draw Report Find

Measuring Tool

Selection Measurements

150314.11 sq ft  
13964.63 sq meters  
3.45 acres  
0.01 sq miles

Download data in selection

Choose data...

Download Data

Selected Feature(s) Information

Elevation In Feet

Elevation 45.1841

Parcels

ParcelID 04236-095  
ParcelNo 18-75-16-04236-095  
Owner RAUCH PETER L, KALIUCH JANICE M  
Subdivision CEDAR SPRING SHORES REPLAT  
Block  
Lot  
STR 0187s16  
Acres 3.45074 Ac  
DeedAcres 3.55 Ac  
Municipality Columbia County  
TaxDistrict 003  
Url View on Property Appraiser Website  
(<http://columbia.floridapa.com/gis/?pin=04236-095>)

Section Township and Range

cadastre\_D 28271497.4212652  
PERIMETER 21277.06882727  
SEC 18  
TWN 07  
RNG 16  
SHAPE\_area 12593551.9608  
SHAPE\_len 15922.5947837





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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 202312024293 Date: 12/27/2023 Time: 10:48AM  
Page 1 of 2 B: 1505 P: 792, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Peter Rauch + Janice Kalilich, 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, Diane Coennen, 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 mother, 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. 18-75-16-04236-095.
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 \_\_\_\_ 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. \_\_\_\_\_ 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 Agreement and agree to comply with it.

Janice Kalilich      Pete L. Rauch      Diane Coennen  
 Owner                      owner                      Family Member  
Janice Kalilich      Pete L. Rauch      DIANE COENNE  
 Typed or Printed Name      owner ↑      Typed or Printed Name

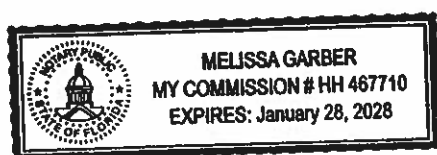
Subscribed and sworn to (or affirmed) before me this 26<sup>th</sup> day of December, 2023, by Janice Kalilich and Pete Rauch (Owner) who is personally known to me or has produced FDL as identification.

M. Garber  
 Notary Public



Subscribed and sworn to (or affirmed) before me this 26<sup>th</sup> day of December, 2023, by Diane Coennen (Family Member) who is personally known to me or has produced FDL as identification.

M. Garber  
 Notary Public



COLUMBIA COUNTY, FLORIDA

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_



## Commonwealth of Pennsylvania

DEPARTMENT OF HEALTH



## Notification of Birth Registration

This Certifies that, A Certificate of Birth has been filed in the State Office for the Registration of Vital Statistics at Harrisburg, Pennsylvania, under Registered No. 2588

Name Peter Leonard Rauch Sex Male

February 15, 19 61 Pittsburgh, Penna.  
Date of Birth Place of Birth

Name of Father Ronald Peter Rauch

Maiden Name of Mother Diane Elizabeth McGrillis



VITAL STATISTICS  
HARRISBURG, PENNSYLVANIA

See Reverse Side



## Building Department

### Receipt Of Payment

#### Applicant Information

JANICE KALICH  
475SW CARMINE WAY

#### Method

Check 1284

#### Date of Payment

12/27/2023

#### Payment #

765910

#### Amount of Payment

**\$450.00**

AppID: 63726 Permit #: STU231204  
Special Temporary Use  
Parcel: 18-7S-16-04236-095  
Owner: RAUCH PETER L, KALILICH JANICE M  
Address: 475SW CARMINE WAY

#### Contractor Information

### Payment History

Date	Description	Amount
12/27/2023	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
12/27/2023	Payment: Check 1284	(\$450.00)
		<b>\$0.00</b>

#### Contact Us

Phone:  
(386) 758-1008

After Hours:  
(386) 758-1124

Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.

Email:  
launie\_hodson@columbiacountyfla.com

Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:  
Building and Zoning  
135 NE Hernando Ave.  
Lake City, FL 32055

#### Building Inspector Office Hours

Monday - Friday  
From 8:00 AM to 10:00 AM  
and  
From 1:30 PM to 3:00 PM

#### Regular Inspection Schedules

All areas North of County Road 242  
From 10:00 AM to Noon

All areas South of County Road 242  
From 3:00 PM to 5:00 PM

#### To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

##### Online: (Preferred Method)

[www.columbiacountyfla.com/InspectionRequest.asp](http://www.columbiacountyfla.com/InspectionRequest.asp)

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

##### IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All inspections require 24 hours notice.  
Emergencies will be inspected as soon as possible.