

DATE09/17/2007

Columbia County Building Permit

This Permit Expires One Year From the Date of Issue

PERMIT000026239

APPLICANTWILLIAM PARKS

PHONE386.754.6638

ADDRESS2307SW KOONVILLE ROADLAKE CITYFL32024

OWNERDARWIN PERRY (WM PARKS M/H)

PHONE752-6190

ADDRESS199SW PLACID LANELAKE CITYFL32024

CONTRACTORBRUCE GOODSON

PHONE386.755.1783

LOCATION OF PROPERTY90-W TO KOONVILLE,TL TO LOMBARDI,TL FOLLOW AROUN CURVE TO L
& IT TURNS INTO PLACID, 2ND PARCEL ON R FROM END.

TYPE DEVELOPMENTM/H/UTILITY

ESTIMATED COST OF CONSTRUCTION0.00

HEATED FLOOR AREATOTAL AREAHEIGHTSTORIES

FOUNDATIONWALLSROOF PITCHFLOOR

LAND USE & ZONINGA-3

MAX. HEIGHT

Minimum Set Back Requirments:STREET-FRONT30.00REAR25.00SIDE25.00

NO. EX.D.U.0FLOOD ZONEX

DEVELOPMENT PERMIT NO.

PARCEL ID02-4S-15-00331-007

SUBDIVISION

LOTBLOCKPHASEUNIT

TOTAL ACRES2.90

IH0000702

Culvert Permit No.

Culvert Waiver

Contractor's License Number

Applicant/Owner/Contractor

EXISTING07-0593-E

CFS

BLK

N

Driveway Connection

Septic Tank Number

LU & Zoning checked by

Approved for Issuance

New Resident

COMMENTS: FLOOR ONE FOOT ABOVE THE ROAD. LEGAL NON-CONFORMING LOT. PREVIOUS PERMITS ISSUED PRIOR TO 03-04-98.

Check # or Cash

CASH REC'D.

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Powerdate/app. by

Foundationdate/app. by

Monolithicdate/app. by

Under slab rough-in plumbingdate/app. by

Slabdate/app. by

Sheathing/Nailingdate/app. by

Framingdate/app. by

Rough-in plumbing above slab and below wood floordate/app. by

Electrical rough-indate/app. by

Heat & Air Ductdate/app. by

Peri. beam (Lintel)date/app. by

Permanent powerdate/app. by

C.O. Finaldate/app. by

Culvertdate/app. by

M/H tie downs, blocking, electricity and plumbingdate/app. by

Pooldate/app. by

Reconnectiondate/app. by

Pump poledate/app. by

Utility Poledate/app. by

M/H Poledate/app. by

Travel Trailerddate/app. by

Re-roofdate/app. by

BUILDING PERMIT FEE \$0.00

CERTIFICATION FEE \$0.00

SURCHARGE FEE \$0.00

MISC. FEES \$200.00

ZONING CERT. FEE \$50.00

FIRE FEE \$5.58

WASTE FEE \$16.75

FLOOD DEVELOPMENT FEE \$

FLOOD ZONE FEE \$25.00

CULVERT FEE \$

TOTAL FEE297.33

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."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008, THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

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

COLUMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS
COUNTY COMMISSION MEETING ROOM
JULY 16, 1992 7:00 P. M.

The Columbia County Board of County Commissioners met in regular session this date. Those present included: James Montgomery, Chairman; Commissioners Ludie Shipp, Finley Little and Ronald Williams; Marlin Feagle, County Attorney; Dale Williams, County Coordinator; Lisa Roberts, Administrative Aide; and DeWitt Cason, Clerk. The Chairman asked the record reflect that Commissioner Knox was absent due to a death in his family.

The meeting was called into session by the Chairman. Chairman Montgomery gave the invocation and led the pledge of allegiance to the American flag.

1. Public Hearing - Road Closing - Mason City Subdivision, portion of Columbia Street and two unnamed streets; and Golf Manor Subdivision, portion of Ronald Road (A complete description of the portions of the streets will be found in the accompanying resolution.)

Mr. Feagle reviewed the legal descriptions of the portions of the streets asked to be closed. Commissioner Knox had called for the petition for closing at an earlier meeting; and has asked for approval of the resolution closing those streets described.

The Hearing was opened and closed without opposition or comment. MOTION by Mr. Williams. I move we adopt the resolution, Mr.

Chairman.

SECOND by Mr. Little.

Motion unanimously carried.

A copy of the resolution and notice of adoption are attached as a part of the minutes.

2. Planning/Zoning/Building Department Randy Jones, Assistant Planning/Building Inspector, represented the department.

A. Subdivisions

1.) Woodbrough - Phase 3, Final Plat The item has been with drawn from the agenda.

2.) Cypress Lake - Phase 3, Final Plat The development consists of nineteen lots ranging in size from .86 to 2.73 acres and is located adjacent to the Cypress Lake developments on US 90 West. The development meets all county requirements.

MOTION by Mr. Shipp. Move we accept.

SECOND by Mr. Williams.

Motion unanimously carried.

3. Lee Perry - Building Permits, Subdivision Clarification Lee Perry, Route 4, Box 102, Lake City, was present to discuss denial of building permits on properties he has sold.

Upon referral to Mr. Feagle by the Building Department, Mr.

Feagle has advised not to issue permits as it appears Mr. Perry has created a subdivision. Mr. Feagle explained that based on the terminology of the subdivision ordinance the parcel in question now qualifies as a subdivision as the original 100 acre purchase of Mr. Perry now has 20 lots recorded, including provisions for easements and/or roads.

Mr. Perry explained the original parcel could not be purchased by individuals, so he purchased it collectively for them, and has deeded the lots as by mutual agreement prior to the purchase. Those individuals have now sold portions of their properties to others, as it was their intent from the beginning to purchase and sell the property as an investment enterprise.

Mr. Perry requested that a directive be given to the Building Department to process building permits from persons who have since purchased property from those owners to whom he has deeded.

MOTION by Mr. Little. I'd like to move that he is not in violation.

SECOND by Mr. Williams.

Voting yes: Williams, Little, Shipp.

Voting no: Montgomery

Motion carried three to one.

MOTION by Mr. Williams. I offer a motion for a moratorium on all developments like we have discussed here tonight until we can close up this loop-hole (to the subdivision ordinance).

SECOND by Mr. Shipp.

Motion unanimously carried.

4. Youth Community Theatre Mrs. Anna McDonald, director and president of the Youth Community Theatre was present with a request for consideration for funding at the next appropriate time. Mrs. McDonald submitted a financial statement and activity report from YCT. She noted that 248 students have participated in their program over the past eight years.

5. Consent Agenda - Page Two

MOTION by Mr. Williams. So move.

SECOND by Mr. Shipp.

Motion unanimously carried.

The second page consent agenda contained the following items:

A. Budget Amendment - Property Appraiser Amend \$4,024 from Excess Revenues FY 91-92 to Capital Outlay for the purchase of a vehicle.

B. Budget Amendment - Sheriff, Law Enforcement (BA# 6) The Sheriff has requested that \$30,000 be amended into capital outlay from year-end money; and that \$2,015.86 be amended into operating expenses from unclaimed evidence monies. The \$30,000 is a one time amendment and will not be amended into the 92/93 floor budget.

C. Invoice - Anderson Columbia - Pounds Hammock and Rossi Roads For the period ending July 15, 1992; \$102,000.

D. Invoice - Darabi and Associates - Central Landfill \$9,795.36 for consulting engineering services related to the monitor wells at Central Landfill.

E. Invoice - Darabi and Associates - Winfield Landfill
\$29,211.29 for expenses for installation of monitoring wells at the Winfield Landfill by Environmental Drilling Services, Inc. to be paid from Winfield Construction account.

F. Personnel - Dale Williams Mr. Williams has requested annual leave for August 4 - 13, 1992.

6. County Personnel Policy - Sick Leave The Board has asked to discuss payment of sick leave benefits upon death of an employee. Several of the Board members offered suggestions and explanations of other employers as to disposition of sick leave upon retirement/termination.

MOTION by Mr. Shipp. I call for a motion we pay sick leave on death, change the policy to pay 100% at death; and address options at retirement to pay 100% or allow to go toward additional time; or if they are forced to leave under no control of their own.

SECOND by Mr. Williams.

AMENDMENT by Mr. Williams to include to let Staff work out proposals.

SECOND by Mr. Little.

Amendment unanimously carried.

Motion unanimously carried.

Dale Williams advised the Board that previous audits have recommended that a sinking fund be established to cover exposure for these costs.

7. Environmental Protection Agency - Disposal of Contaminated Soil
EPA has inquired about disposing of 400 tons of soil at Winfield Landfill from a site in Taylor County that has been found to be contaminated with heavy metals. Mr. Darabi has reviewed the request and soil content analysis. Staff recommendation is to accept the materials at \$100 per ton.

MOTION by Mr. Williams. So move.

SECOND by Mr. Shipp.

Motion unanimously carried.

8. Budget Amendment - County Maintenance Request for permission to purchase a Refrigerant Recovery System at a cost of \$1,925.00 for use by the County's Maintenance department to comply with new legislation on releasing freon into open air.

MOTION by Mr. Little. So move.

SECOND by Mr. Williams.

Motion unanimously carried.

9. Waste Control - Unincorporated Area Service Contract At its June 22nd meeting the Board had adopted a fee schedule for Waste Control for operation in the urban areas until new franchise agreements could be implemented to begin January 1993. Waste Control has offered a four or six year extension to that agreement at the monthly prices shown:

	Current	Four Year Rate	Six Year Rate
1/wk garbage			
1/wk trash	\$11.80	\$11.50	\$11.20
2/wk garbage			
1/wk trash	14.50	14.20	13.90

During discussions, Mr. VanderPloeg, Division Manager, stated Waste Control would give the same rate for a five year extension as the six year rate quoted.

MOTION by Mr. Shipp. I make the motion we take the five years.

SECOND by Mr. Williams.

Motion unanimously carried.

A copy of the amended/extended contract is attached as a part of the minutes.

10. Landfill - Equipment Repair Quotes have been solicited for repair of the Komatsu D-85E Bulldozer at the Landfill. Quotes were from: HeavyQuip \$9,482.29; Florida Equipment and Service \$10,144.62 and Ring Power Corporation \$12,171.80. Staff recommendation was to award the repair to HeavyQuip to be paid from landfill repair and maintenance.

MOTION by Mr. Shipp. So move.

SECOND by Mr. Williams.

Motion unanimously carried.

11. EMS - Electric Door Opener - Station Two Local vendors contacted do not market electric openers, a vendor in Gainesville will sell and install but the County will need to contract the electrical portion required for installation.

Staff recommendation and request for award to single quote at \$1036.00.

MOTION by Mr. Williams. So move.

SECOND by Mr. Little.

Motion unanimously carried.

12. Drainage Problem - South Eloise Street Lisa Roberts relayed a request of Commissioner Knox for permission to place fill on private property and repair damage at a driveway on S. Eloise Street caused by water from County right-of-way. A gutter has been installed to further correct the problem.

MOTION by Mr. Shipp. Move we grant the request.

SECOND by Mr. Williams.

Motion unanimously carried.

13. Croft Road - Additional Underbrush Clearing Commissioner Knox has requested authorization to cut back underbrush up to fifteen feet from the curb at a curve on Croft Road. The adjacent property owner has given permission. There was a head on accident at the curve, the clearing is to give additional view to on coming traffic.

MOTION by Mr. Williams. So move.

SECOND by Mr. Little.

Motion unanimously carried.

14. Building Department - Refund Request was made for a refund of \$125.00 to Walter Hainey due to an over charge for a permit issued by that department.

MOTION by Mr. Williams. So move.

SECOND by Mr. Shipp.

Motion unanimously carried.

15. Santa Fe River - No Wake - Ira Bea's Oasis The Florida Game and Fresh Water Fish Commission has forwarded a request from Gilchrist County for establishment of a no wake zone for 400 feet up and down the Santa Fe River from Ira Bea's Oasis. Mr. Feagle will inquire further on the request and make a report on his findings to the Board.

16. Clerk to the Board

A. Minutes Mr. Cason asked for adoption of the minutes from the meeting of June 3, 1992.

MOTION by Mr. Shipp. So move.

SECOND by Mr. Williams.

Motion unanimously carried.


Proposed minutes from the meetings of June 18, 22 and 29, 1992, were submitted for Board review.

17. DER - Landfill and Consent Order

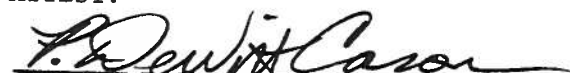
A. In-kind Service for Fines Dale Williams explained that a meeting with Ernie Frye, DER, Tallahassee, have found DER to be very supportive of the proposed road project in District I to be used in lieu of payment of DER fines against the Landfill.

B. Winfield Landfill DER has confirmed the date the Winfield Landfill was certified as accepted should have been the starting date for acceptance of solid waste at that facility and discontinuation of use of the Central Landfill. DER has not given credence to the fact that infra-structures associated for support of the landfill were not completed as reason for delay of its use and has advised Columbia County that fines will be assessed for every day the new landfill is not in use.

The business of the Board completed, the meeting was adjourned at 8:35 P. M.


JAMES H. MONTGOMERY, Chairman
Board of County Commissioners

ATTEST:


P. DEWITT CASON
Clerk of Circuit Court

SPECIAL WARRANTY DEED
(With Mineral Reservation)

THIS DEED is made as of February 21, 1991, between CHAMPION REALTY CORPORATION (FLORIDA), a Delaware corporation, herein the "Grantor" and Lee R. Perry, post-office address Route 4, Box 112, Lake City, Florida 32055, herein the "Grantee." (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor in consideration of One Dollar and other valuable considerations paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the Grantee forever all of that certain property in Columbia County, Florida, described as follows:

A portion of the southwest one-quarter (SW 1/4) of Section 1 and a portion of the northeast one-quarter of the southeast one-quarter (NE 1/4 of SE 1/4) of Section 2, Township 4 South, Range 15 East,

more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

This conveyance is subject to, and Grantor excepts herefrom, such valid mineral and royalty interests in the property as may appear of record in the public records of Columbia County, Florida, and Grantor further excepts herefrom and expressly reserves unto itself, its successors and assigns, in perpetuity, a fifty percent (50%) royalty in and to all the oil, gas, sulfur, fissionable materials, and all other minerals of every kind and description that may be produced or saved from the property, it being understood and agreed that this interest shall be for the benefit of and be owned by grantor, and its successors in interest.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor hereby covenants with the grantee that at the time of the delivery of this deed, grantor has good right, full power and lawful authority to convey the property, that grantee may peaceably and quietly enjoy and possess the property, that the property is free from encumbrances made by the grantor unless set forth in this deed and that the grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

This conveyance and the foregoing warranties are subject to: ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof, to the restrictive covenant, whereby Grantee, on behalf of Grantee and Grantee's successors and assigns, agrees that the word or name "Champion" shall not be used in any designation of the property, to lawful and validly enforceable claims of third persons, if any, under or with respect to the matters or items listed in Exhibit "B" attached hereto and made a part hereof for all purposes (hereinafter called the "Permitted Encumbrances"), and to any rules, regulations, and subdivision, zoning, planning or platting ordinances, if any, affecting the property, promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance. The references to lawful claims, if any, of third persons contained herein in connection with the Permitted Encumbrances are made for the exclusive purpose of exceptions from the Grantor's warranty herein, and no reference or recital herein contained shall operate to enlarge, recognize, ratify, revive or confirm rights, if any, of third person.

THIS INSTRUMENT PREPARED BY:

CHARLES GUY BOND

1800 FIRST UNION NATIONAL BANK TOWER

225 WATER STREET

JACKSONVILLE, FLORIDA 32202

SMITH & HULSE
1800 FIRST UNION NATIONAL BANK TOWER
225 WATER STREET
JACKSONVILLE, FLORIDA 32202

00742 100309

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

CHAMPION REALTY CORPORATION
(FLORIDA)

Janice L. Williams
Deborah Shivers

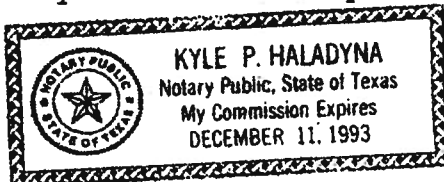
By [Signature]
Its Vice President
(CORPORATE SEAL)

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 19 day of February, 1991, by E. H. Daniels, Vice President of Champion Realty Corporation (Florida), a Delaware corporation, on behalf of the corporation.

Kyle P. Haladyna
Notary Public, State of Texas

My commission expires:



DOCUMENTARY STAMP 579.70
INTANGIBLE TAX 0
P. DeWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY M. K. Foreane D.C.

SCHEDULE "A"

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the West 330 feet of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 1, Township 4 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT Right-of-Way for County Road No. C-252 as recorded in Deed Book 80, Page 177.

ALSO, The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 4 South, Range 15 East, Columbia County, Florida.

0742
110311

EXHIBIT "B"

1. Rights of others, if any, to use the property within the fence encroachment along the western boundary of the property as shown on survey prepared by W.C. Hale & Associates, Inc. dated February 12, 1991, their job number 5125.

2. Right of way deed in favor of State of Florida, dated September 6, 1951, recorded in Deed Book 80, page 177, public records of Columbia County, Florida.

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91-02330

FILED AND RECORDED IN
RECORDS OF THE PUBLIC CLERK
1991 FEB 22 PM 5:07
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *M/S. Jones* D.C.