



# Columbia County Gateway to Florida

64391

FOR PLANNING USE ONLY

Application # STUP 24/0207

Application Fee 450.00

Receipt No. 766401

Filing Date 2-29-2024

Completeness Date 3-22-2024



## Special Temporary Use Permit Application

### A. PROJECT INFORMATION

1. Project Name: Megan Panagopoulos
2. Address of Subject Property: 202 NE Owl Run Way Lake City FL 32055
3. Parcel ID Number(s): 01-28-17-04659-035
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: \_\_\_\_\_
6. Acreage: .85
7. Existing Use of Property: Residence - STUP
8. Proposed Use of Property: Residence - STUP
9. Proposed Temporary Use Requested: STUP for daughter

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Achsa Dees Title: owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 204 NE Owl Run Way  
City: Lake City State: FL Zip: 32055  
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.

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Achsa Dees  
Mailing Address: 204 NE Owl Run Way  
City: Lake City State: FL Zip: 32055  
Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: provisionpermitting@gmail.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: \_\_\_\_\_  
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.

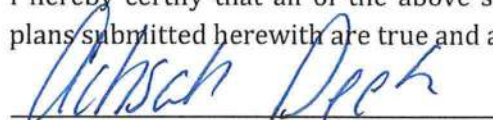
Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special 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.

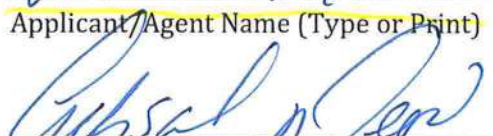
**Additional Requirements for a complete application:**

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

**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.

  
Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

  
Date



STATE OF FLORIDA  
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE  
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Achsa Dees  
(Property Owners Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)  
as the owner of the below described property:

Property Tax Parcel ID number 01-25-17-04659-035

Subdivision (Name, Lot Block, Phase) Lot 35 Frank Thomas S/D

Give my permission for Megan Panagopoulos to place a Mobile Home on  
(Family Members Name)  
this land.

This is to allow a 2<sup>nd</sup> / 3<sup>rd</sup> (circle one) Mobile Home on the above listed property for a  
family member through Columbia County's Special Temporary Use Provision. I understand that  
this is good for 5 years initially and renewable every 2 years thereafter.

Relationship to Lessee daughter  
(Name of parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child, or grandchild)

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

Printed Name of Signor

Signature

Date

Printed Name of Signor

Signature

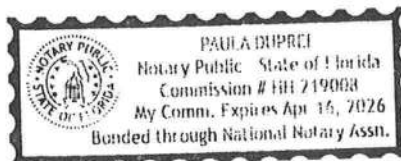
Date

Sworn to and subscribed before me this 27<sup>th</sup> day of February, 2024 by  
\_\_\_\_ physical presence or \_\_\_\_ online notarization and this (these) person(s) are personally  
known to me \_\_\_\_ or produced ID FL Drivers Lic.

Printed Name of Notary

Signature

Notary Stamp





## APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

### Authority to Act as Agent

On my/our behalf, I appoint Sony North  
(Name of Person to Act as my Agent)

for \_\_\_\_\_  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for STUP  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Achsa Dees

Applicant/Owner's Title: \_\_\_\_\_

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Owner's Signature: \_\_\_\_\_

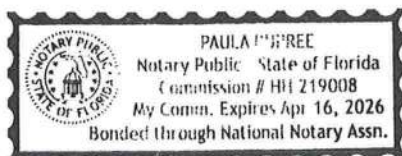
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2024, by Achsa Dees whom is personally known by me ☐ OR produced identification ☒.  
Type of Identification Produced FL Homelink

Paula Purree  
(Notary Signature)

(SEAL)



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Inst: 201712080405 Date: 05/08/2017 Time: 2:49PM  
Page 1 of 3 B: 1336 P: 867, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 18.90

PARCEL NUMBER: 01-2S-17-04659-035

WHEN RECORDED RETURN TO:

Gary Philcox

62 Ohio road

Lakeworth, Florida, 33467

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### WARRANTY DEED

THE GRANTOR(S),

- Gary Philcox and Susan Philcox, a married couple

for and in consideration of: \$2,675.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Achsah Dees, 204 Ne Owl Run way, Lake City, Columbia County County, Florida, 32055,

the following described real estate, situated in Lake City, in the County of Columbia County, State of Florida:

(legal description): a. Commence at the southwest corner of the NW1/4 of the NE1/4 of section 1, township 2 south, range 17 East, and run 0 12' E, along the West line of said NE 1/4, 432.80 feet to point of beginning, thence S 82 39'10"E, 158.88 feet; thence N 0 12' E, 290.25 feet; thence N 87 47'15" W, 156.74 feet; thence S 0 12' E, 217.16 feet to point off beginning. Together with a 1971 NEWM Mobile Home, Identification Number 336654, 4806030 Parcel Identification number: R04659-035. Together with a 1971 NEWM Mobile Home, Identification Number 336654, Title number 4806030.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,



rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 01-2S-17-04659-035

Deed Drafted By: Gary Philcox  
62 Ohio Road  
Lakeworth, Florida, 33467


**Grantor Signatures:**

DATED: 5/1/2017

  
\_\_\_\_\_  
Gary Philcox

62 Ohio Road  
Lakeworth, Florida  
33467

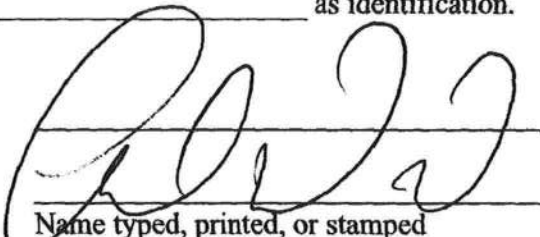
DATED: 5/1/2017

  
\_\_\_\_\_  
Susan Philcox

62 Ohio Road  
Lakeworth, Florida  
33467

STATE OF FLORIDA, COUNTY OF PALM BEACH COUNTY, ss:

The foregoing instrument was acknowledged before me this 1 day of  
5, 2017 by Gary Philcox and Susan Philcox, who are personally known  
to me or who have produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Name typed, printed, or stamped

\_\_\_\_\_  
Title or rank

\_\_\_\_\_  
Serial number (if applicable)

**Witness Signatures:**

Brandon Miller

Witness Brandon Miller

6054 Foresthill Blvd #207  
Greenwood

Florida 33415

Cheyenne Donnelly

Witness Cheyenne Donnelly

62 Ohio Rd  
Lake Worth

Florida 33467



(STATE FILE NO.)

Department of Health- Office of Vital Statistics  
**STATE OF FLORIDA**  
**MARRIAGE RECORD**  
TYPE IN UPPER CASE  
USE BLACK INK  
This license not valid unless seal of Clerk,  
County or County Court appears thereon

Test: 202012005403 Date: 03/05/2020 Time: 4:35PM  
Page 1 of 1 B: 1407 P: 835, P. DeWitt Cason, Clerk of Court Colum  
County, By: RD  
Deputy Clerk

122020XX000082MLAXMX  
(APPLICATION NUMBER)

**APPLICATION TO MARRY**

1a NAME OF SPOUSE (First, Middle, Last) <b>CONSTANTINOS ROBERT PANAGOPOULOS II</b>	1b MAIDEN SURNAME (if applicable)	2 DATE OF BIRTH (Month, Day, Year) <b>11/03/1991</b>
3a RESIDENCE - CITY, TOWN, OR LOCATION	3b COUNTY	4 BIRTHPLACE (State or Foreign Country)
5a NAME OF SPOUSE (First, Middle, Last) <b>MEGAN GLENN DEES</b>	5b COUNTY	6 DATE OF BIRTH (Month, Day, Year) <b>03/08/1998</b>
7a RESIDENCE - CITY, TOWN, OR LOCATION	7b COUNTY	8 BIRTHPLACE (State or Foreign Country)



WE THE APPLICANTS NAME THIS CERTIFICATE EACH FOR HIMSELF OR HERSELF STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO MARRY. AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9 SIGNATURE OF SPOUSE (Sign full name using black ink) <i>Constantinos R. Panagopoulos II</i>	12 SIGNATURE OF OFFICIAL (Use black ink) <i>Patti Weiffenbach Terrell</i>
11 TITLE OF OFFICIAL Deputy Clerk	14 SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
13 SIGNATURE OF SPOUSE (Sign full name using black ink) <i>Megan S. Dees</i>	16 SIGNATURE OF OFFICIAL (Use black ink) <i>Patti Weiffenbach Terrell</i>
15 TITLE OF OFFICIAL Deputy Clerk	

**LICENSE TO MARRY**

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17 COUNTY ISSUING LICENSE	18 DATE LICENSE ISSUED	19 DATE LICENSE EFFECTIVE	20 EXPIRATION DATE

21a SIGNATURE OF COURT CLERK OR JUDGE  
Clerk of the Circuit Court

**CERTIFICATE OF MARRIAGE**

THEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA

21 DATE OF MARRIAGE (Month, Day, Year)	22 CITY, TOWN, OR LOCATION OF MARRIAGE

23a SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink)  
*Shannon R Hall*

23b NAME AND TITLE OF PERSON PERFORMING CEREMONY  
(Or notary Seal)  
**Shannon R Hall**  
Notary Public State of Florida  
My Commission QQ 249895  
Expires 07/07/2023

23c ADDRESS (Of person performing ceremony)

24 SIGNATURE OF WITNESS TO CEREMONY (Use black ink)  
*Joshua Spradley*

25 SIGNATURE OF WITNESS TO CEREMONY (Use black ink)  
*Kindra Herndon*



STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
**JAMES M. SWISHER, JR., CLERK OF COURTS**  
By *Karee Hancock*  
Deputy Clerk  
Date 2/8/24



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

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 202412005340 Date: 03/14/2024 Time: 10:46AM  
Page 1 of 2 B: 1510 P: 986, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *JS*  
Deputy Clerk

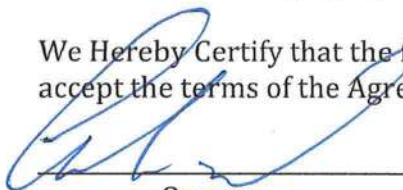
BEFORE ME the undersigned Notary Public personally appeared, Achsa Dees, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Megan Panagopoulos the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as daughter, 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. 01-28-17-04659-035.
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. 01-28-17-04659-035 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.



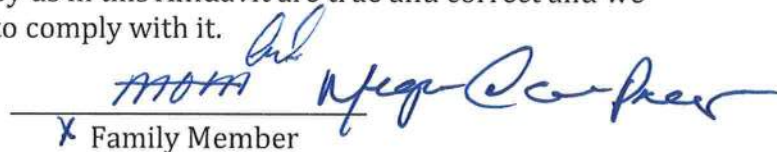
9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such 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.



Owner

Acksah Dees  
Typed or Printed Name

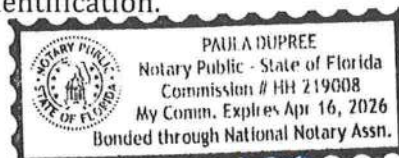


X Family Member

Megan Dees Panagopoulos  
Typed or Printed Name

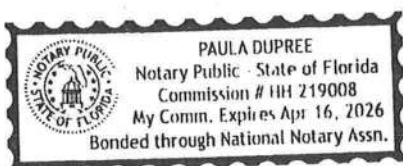
Subscribed and sworn to (or affirmed) before me this 27<sup>th</sup> day of February, 2024, by Acksah Dees (Owner) who is personally known to me or has produced FL Drivers Lic as identification.

  
Notary Public



Subscribed and sworn to (or affirmed) before me this 27<sup>th</sup> day of February, 2024, by Megan Dees Panagopoulos (Family Member) who is personally known to me or has produced FL Drivers Lic as identification.

  
Notary Public



COLUMBIA COUNTY, FLORIDA

By:   
Name: KAREN AIKEN  
Title: PLANNING TECH



# Columbia County Tax Collector

generated on 3/22/2024 8:41:58 AM EDT

## Tax Record

Last Update: 3/22/2024 8:40:26 AM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
R04659-035		REAL ESTATE		2023	
Mailing Address			Property Address		
DEES ACHSAH			202 OWLRUN LAKE CITY		
204 NE OWL RUN WAY					
LAKE CITY FL 32055			GEO Number		
			012S17-04659-035		
Exempt Amount			Taxable Value		
See Below			See Below		
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		003			
Legal Description (click for full description)					
01-2S-17 0200/0200.85 Acres LOT 35 FRANK THOMAS S/D UNREC. COMM SW COR					
OF NW1/4 OF NE1/4, RUN N 432.80 FT FOR POB, RUN E 158.88 FT, N 290.25					
FT, W 156.74 FT, S TO POB. 464-694, 550-494, 654-01, 1015-1907, 1027-					
182, WD 1336-867,					
Ad Valorem Taxes					
Taxing Authority		Rate	Assessed Value	Exemption Amount	Taxes Levied
BOARD OF COUNTY COMMISSIONERS		7.8150	22,768	0	\$177.93
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY		0.7480	28,551	0	\$21.35
LOCAL		3.2170	28,551	0	\$91.85
CAPITAL OUTLAY		1.5000	28,551	0	\$42.83
SUWANNEE RIVER WATER MGT DIST		0.3113	22,768	0	\$7.09
LAKE SHORE HOSPITAL AUTHORITY		0.0001	22,768	0	\$0.00
Total Millage		13.5914	Total Taxes		\$341.05
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					\$825.09
If Paid By					Amount Due
3/31/2024					\$825.09
4/30/2024					\$849.84
5/20/2024					\$887.09



5/31/2024

\$887.09

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES

[Click Here To Pay Now](#)



## Zoning Department

### Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Sonya North 202 NE Owl Run Way, Lake City, FL 32055	Cash	02/29/2024	766401	<b>\$450.00</b>
AppID: 64391 Development #: STU240207 Special Temporary Use Parcel: 01-2S-17-04659-035 Address: 202 NE Owl Run Way, Lake City, FL 32055				

#### Contact Us

Phone:  
(386) 719-1474  
Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.  
Email:  
zoneinfo@columbiacountyfla.com  
Website:  
<http://www.columbiacountyfla.com/BuildingandZoning.asp>  
Address:  
Building and Zoning  
135 NE Hernando Ave.  
Lake City, FL 32055

#### Payment History

Date	Description	Amount
02/29/2024	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
02/29/2024	Payment: Cash	(\$450.00)
		<b>\$0.00</b>

Merchant Copy

Zoning Department  
Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Sonya North 202 NE Owl Run Way, Lake City, FL 32055	Cash	02/29/2024	766401	<b>\$450.00</b>
AppID: 64391 Permit #: STU240207 Special Temporary Use Parcel: 01-2S-17-04659-035 Address: 202 NE Owl Run Way, Lake City, FL 32055				

Payment Details

<u>Date</u>	<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
02/29/2024	Special Temporary Use Permit (7) Addition to the principal residential dwelling	102-0000-329.10-00	\$450.00
			<hr/> <b>\$450.00</b>