

DATE 01/17/2007

Columbia County Building Permit**PERMIT**

This Permit Expires One Year From the Date of Issue

000025414

APPLICANT DON CADRAIN PHONE 386.497.2218

ADDRESS 1990 SW CR 18 FT. WHITE FL 3208

OWNER JOHN & PHYLLIS BROWNING PHONE 772.461.8944

ADDRESS _____ FL _____

CONTRACTOR _____ PHONE _____

LOCATION OF PROPERTY 47-S TO US 27 TO 3 RIVERS EST.TL TO NEWARK,TL GO APPROX.
1 1/2 MILE AND THE PROPERTY IS ON THE R.

TYPE DEVELOPMENT TRAVEL TRAILER ESTIMATED COST OF CONSTRUCTION 0.00

HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT _____ STORIES _____

FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____

LAND USE & ZONING A-3 MAX. HEIGHT _____

Minimum Set Back Requirements: STREET-FRONT _____ REAR _____ SIDE _____

NO. EX.D.U. 0 FLOOD ZONE _____ DEVELOPMENT PERMIT NO. _____

PARCEL ID 25-6S-15-01218-096 SUBDIVISION 3 RIVERES ESSTATES

LOT 96 BLOCK _____ PHASE _____ UNIT 19 TOTAL ACRES 1.00

Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number CFS Applicant/Owner/Contractor JLW Y

EXISTING _____ 06-0602-N _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

Driveway Connection _____ Septic Tank Number _____

COMMENTS: TEMP. USE PRMIT. GOOD FOR 6 MOS. ONLY. LETTER OF AUTHORIZATION FROM OWNERS.

Check # or Cash 1296**FOR BUILDING & ZONING DEPARTMENT ONLY**

(footer Slab)

Temporary Power _____ Foundation _____ Monolithic _____
 date/app. by _____ date/app. by _____ date/app. by _____

Under slab rough-in plumbing _____ Slab _____ Sheathing/Nailing _____
 date/app. by _____ date/app. by _____ date/app. by _____

Framing _____ Rough-in plumbing above slab and below wood floor _____
 date/app. by _____ date/app. by _____

Electrical rough-in _____ Heat & Air Duct _____ Peri. beam (Lintel) _____
 date/app. by _____ date/app. by _____ date/app. by _____

Permanent power _____ C.O. Final _____ Culvert _____
 date/app. by _____ date/app. by _____ date/app. by _____

M/H tie downs, blocking, electricity and plumbing _____ Pool _____
 date/app. by _____ date/app. by _____

Reconnection _____ Pump pole _____ Utility Pole _____
 date/app. by _____ date/app. by _____ date/app. by _____

M/H Pole _____ Travel Trailer _____ Re-roof _____
 date/app. by _____ date/app. by _____ date/app. by _____

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00

MISC. FEES \$ 0.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 0.00 WASTE FEE \$ _____

FLOOD DEVELOPMENT FEES \$ _____ FLOOD ZONE FEE \$ _____ CULVERT FEE \$ _____ **TOTAL FEE** 50.00

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

Permit No. 25414

Date 1-17-07

Fee 200.00

Receipt No. 3582

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, one (1) 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, and shall not be located within required yard areas. Such mobile homes shall not be located within twenty (20) feet of any building. A temporary use permit for such mobile homes may be granted for a time period up to one (1) year. When the temporary use permit expires, the applicant may invoke the provisions of Section 14.9, entitled Special Family Lot Permits.
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 therefor 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 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.

1. Name of Title Holder(s) John W + Phyllis A. Browning

Address 3090 Rogers Rd City Fort Pierce Zip Code 34981

Phone (772) 461 8944

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) Don Cadraim

Address 1990 SW CR 18 City Fort White Zip Code 32038

Phone (386) 497-2218

2. Size of Property 1 ACR

3. Tax Parcel ID# 00-06-00-01218-096
Lot 96 Three Rivers Estates unit 19
12941 SW NEWARK

4. Present Land Use Classification ~~Residential~~ A-3

5. Present Zoning District A-3

6. Proposed Temporary Use of Property RV Lot for land owner
P61 PAR 5

(Include the paragraph number the use applies under listed on Page 1 and 2)

7. Proposed Duration of Temporary Use 180 Days

8. Attach Copy of Deed of Property.

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.

Don Cadram
Applicants Name (Print or Type)

[Signature] POA
Applicant Signature

18 Jan 2007
Date

Approved ✓ afs 1/17/07 **OFFICIAL USE**
Denied _____

Reason for Denial _____

Conditions (if any) _____



STATE OF FLORIDA
DEPARTMENT OF HEALTH

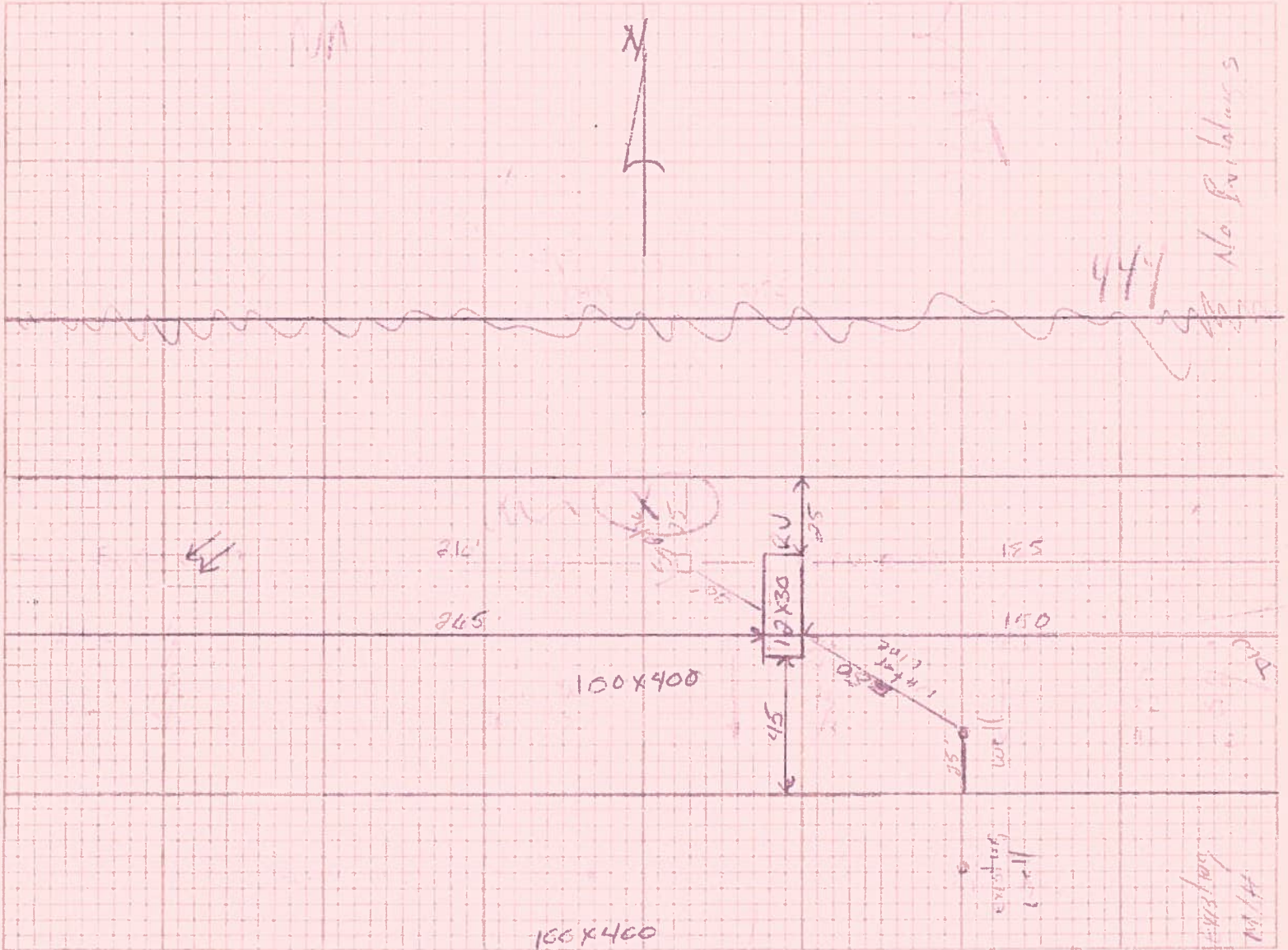
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number

010-0602N

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.



Notes: 1794 Newark Rd x 3 Rivers est. Int. 6/29/96

00-00-001218-096

Site Plan submitted by:

[Signature]

Signature

AGC +
Title

Plan Approved ☒

Not Approved ☐

Date 21 June 96

By

[Signature]

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

John and Phyllis Browning
3090 Rogers Road
Fort Pierce, FL 34981
(772)461-8944

July 20, 2005

To Whom It May Concern:

I/we, John W. Browning and Phyllis A. Browning do hereby authorize Don Cadrain to handle all matters concerning our property at lot 96, located in Three Rivers Estate, Columbia County.

John W. Browning

John W. Browning

Date:

7-20-05

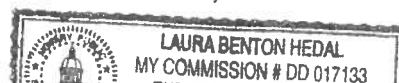
Phyllis A. Browning

Phyllis A. Browning

Date:

7-20-05

Laura Benton Hedal.. 7/20/05



This Instrument Prepared by & return to:

Name: **NANCY AMY MURPHY, an employee of**

TITLE OFFICES, LLC

Address: **1089 SW MAIN BLVD.**

LAKE CITY, FLORIDA 32025

File No. 04Y-12024NM

Inst:2004028503 Date:12/22/2004 Time:15:12

Doc Stamp-Deed : 77.00

DC, P. DeWitt Gason, Columbia County B:1033 P:2611

Parcel I.D. #: **01218-096**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of December, A.D. 2004, by **COOK REAL ESTATE INVESTMENTS, INC.**, A FLORIDA CORPORATION, having its principal place of business at **P.O. BOX 958, FORT WHITE, FL 32038**, hereinafter called the grantor, to **JOHN W. BROWNING** and **PHYLLIS A. BROWNING, HIS WIFE**, whose post office address is **3090 ROGERS ROAD, FT. PIERCE, FL 34981**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of FLORIDA**, viz:

Lot 96, THREE RIVERS ESTATES, Unit 19, according to the map or plat thereof as recorded in Plat Book 6, Page 13, of the Public Records of Columbia County, FLORIDA.

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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2004.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

COOK REAL ESTATE INVESTMENTS, INC.

By: **Donald W. Cook Jr. L.S.**

Name: **DONALD W. COOK JR**

Title: **President**

Columbia County Property Appraiser

DB Last Updated: 12/29/2006

Parcel: 00-00-00-01218-096

2007 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

Owner & Property Info

Search Result: 1 of 1

Owner's Name	BROWNING JOHN W & PHYLLIS A		
Site Address	THREE RIVERS		
Mailing Address	3090 ROGERS RD FT PIERCE, FL 34981		
Use Desc. (code)	VACANT (000000)		
Neighborhood	100000.19	Tax District	3
UD Codes	MKTA02	Market Area	02
Total Land Area	0.918 ACRES		
Description	LOT 96 THREE RIVERS ESTATES UNIT 19. ORB 739-943 WD 1030-531, WD 1033-2611.		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (2)	\$17,300.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value	\$17,300.00	

Just Value	\$17,300.00
Class Value	\$0.00
Assessed Value	\$17,300.00
Exempt Value	\$0.00
Total Taxable Value	\$17,300.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
12/15/2004	1033/2611	WD	V	Q		\$11,000.00
11/12/2004	1030/531	WD	V	Q		\$6,500.00
11/14/1990	739/943	WD	V	Q		\$6,500.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	1.000 LT - (.918AC)	1.00/1.00/1.00/1.00	\$15,300.00	\$15,300.00
009945	WELL/SEPT (MKT)	1.000 UT - (.000AC)	1.00/1.00/1.00/1.00	\$2,000.00	\$2,000.00

Columbia County Property Appraiser

DB Last Updated: 12/29/2006

1 of 1

Florida Voter Information Card				
VOTER NAME AND ADDRESS			POLITICAL PARTY	
Phyllis A. Browning 3090 Rogers Rd Fort Pierce FL 34981			Rep	
VOTER REGISTRATION NUMBER	DATE REGISTERED	CONGRESS	SENATE	CITY
108172551	Feb/08/2002	16	26	CO
DATE OF BIRTH	POLLING LOCATION		PRECINCT NO.	
Mar/21/1955	St Nicolas Greek Orx. Church 2525 S 25th St Fort Pierce		13	
DATE ISSUED	ST. LUCIE COUNTY GERTRUDE WALKER Supervisor of Elections			
Aug/02/2006				