



Columbia County Gateway to Florida

65412
FOR PLANNING USE ONLY

Application # STUP 240503

Application Fee 100.00

Receipt No. 767198

Filing Date 5-17-2024

Completeness Date 5-29-2024

Special Temporary Use Permit Application



A. PROJECT INFORMATION

1. Project Name: RV Permit
2. Address of Subject Property: 2141 SE Ebenezer Rd
3. Parcel ID Number(s): 32-45-18-10514-107
4. Future Land Use Map Designation: _____
5. Zoning Designation: A-3
6. Acreage: 10.01
7. Existing Use of Property: Raw Land
8. Proposed Use of Property: Homesite
9. Proposed Temporary Use Requested: RV while building home (12 months)

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Patrick Emery Title: _____
Company name (if applicable): _____
Mailing Address: 1494 SE Alfred Markham St
City: Lake City State: FL Zip: 32025
Telephone: (209) 561-3841 Fax: () Email: Patrick-Emery@live.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: none

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.

Patrick Emery
Applicant/Agent Name (Type or Print)

Patrick Emery
Applicant/Agent Signature

Date

Disclaimer

F.S. 125.022 Disclaimer: Issuance of a development permit or development order by Columbia County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Florida DRIVER LICENSE



4d DLN [REDACTED] 9 CLASS E

1 EMERY
2 PATRICK DEWAYNE
3 1494 SE ALFRED MARKHAM ST
LAKE CITY FL 32025-2283

2 DOB [REDACTED] M
4b EXP [REDACTED] 5'-06"
12 REST NONE 9a END NONE

SAFE DRIVER
4a ISS 05/18/2018
5DD [REDACTED]
REPLACES [REDACTED]

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



Patrick Emery



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

APPLICATION FOR CONSTRUCTION PERMIT

CR # 24-00021

PERMIT NO. 24-0143
DATE PAID: 2/14/24
FEE PAID: 310.00
RECEIPT #: 2040048

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: PATRICK & ASHLEY EMERY

EMAIL: PATRIC_EMERY@LIVE.COM

AGENT: PAUL LLOYD

TELEPHONE: 229-561-3841

MAILING ADDRESS: 235 SW AINSLEY GLN.

LAKE CITY

FL 32024

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3) (m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? ☐ Y ☒ N

LOT: PAR.7 BLOCK: N/A SUBDIVISION: 252 PLACE UNRC. PLATTED: _____

PROPERTY ID #: 32-4S-16-10514-107 ZONING: AG I/M OR EQUIVALENT: ☐ NO ☒

PROPERTY SIZE: 10.010 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ ≤2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ NO ☒ DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: EBENEZER RD.

DIRECTIONS TO PROPERTY: 441 SOUTH TURN LEFT ON CR 252. TURN RIGHT ON EBENEZER RD. SITE ON RIGHT.

BUILDING INFORMATION ☒ RESIDENTIAL ☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 62-6, FAC
1	<u>CAMPER</u>	<u>1</u>	<u>256</u>	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Paul Lloyd

DATE: 2/12/24

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

Page 1 of 4



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM

PERMIT #: 12-SC-2850860
APPLICATION #: AP2040048
DATE PAID: 2-14-24
FEE PAID: 310.00
RECEIPT #: _____
DOCUMENT #: PR2045250

CONSTRUCTION PERMIT FOR: OSTDS New
APPLICANT: PATRICK**24-0143 EMERY
PROPERTY ADDRESS: EBENEZER Lake City, FL 32025
LOT: P/O 7 BLOCK: _____ SUBDIVISION: 252 PLACE UNREC
PROPERTY ID #: 10514-107 [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER]
[OR TAX ID NUMBER]

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T [900] GALLONS / GPD Septic tank CAPACITY
A [] GALLONS / GPD N/A CAPACITY
N [] GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK:1250 GALLONS]
K [] GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS #Pumps []

D [250] SQUARE FEET drainfield SYSTEM
R [] SQUARE FEET N/A SYSTEM
A TYPE SYSTEM: [] STANDARD [] FILLED [X] MOUND []
I CONFIGURATION: [X] TRENCH [] BED []
N

F LOCATION OF BENCHMARK: Nail in 10" pine north of system site
I ELEVATION OF PROPOSED SYSTEM SITE [24.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
E BOTTOM OF DRAINFIELD TO BE [7.00] [INCHES / FT] [ABOVE / BELOW] BENCHMARK/REFERENCE POINT
L
D FILL REQUIRED: [35.00] INCHES EXCAVATION REQUIRED: [17.00] INCHES

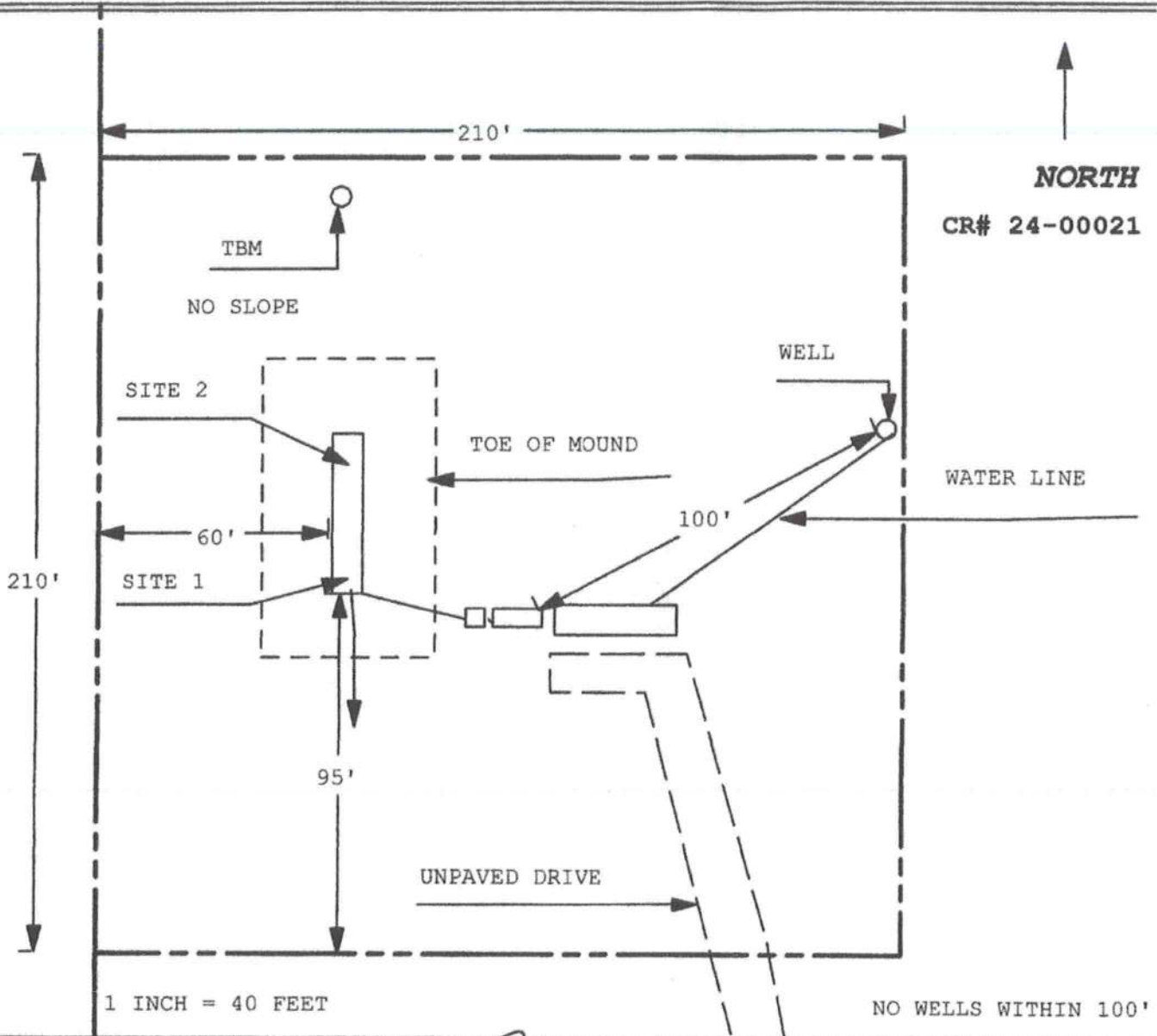
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R

SPECIFICATIONS BY: Paul Lloyd TITLE: _____
APPROVED BY: Sallie A Ford TITLE: Environmental Health Director Columbia CHD
DATE ISSUED: 02/15/2024 EXPIRATION DATE: 08/15/2025
DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan

Permit Application Number: 240143

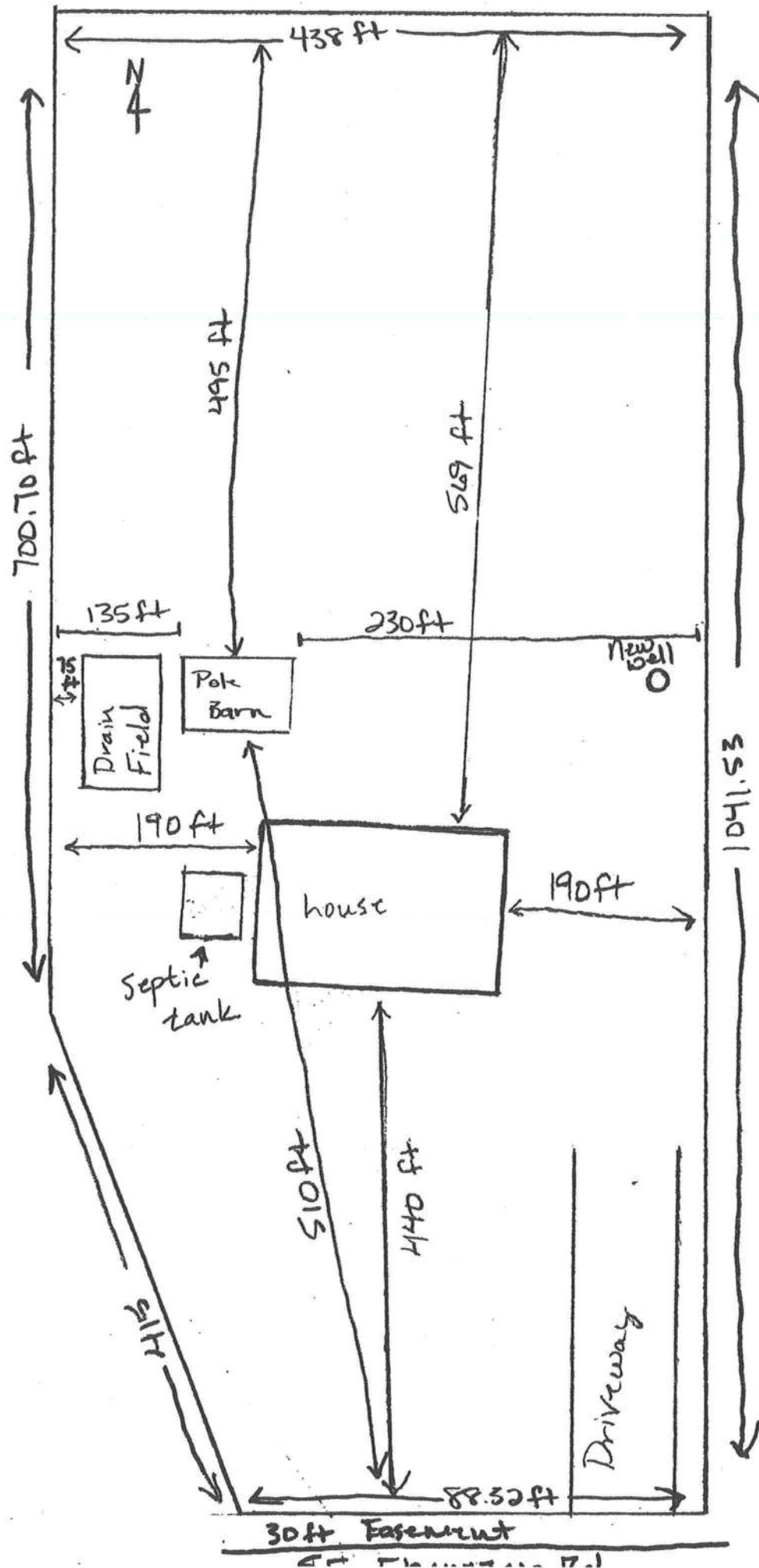
ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT



Site Plan Submitted By Paul Riley Date 2/12/24
Plan Approved ☒ Not Approved ☐ Date 2-15-24
By Sallie Ford - EHP Director - Columbia CPHU

Notes:

Parcel- 32-45-18-10514-107



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12381

Inst: 202312016086 Date: 08/23/2023 Time: 1:12PM
Page 1 of 4 B: 1497 P: 2040, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *te*
Deputy Clerk Doc Stamp-Deed: 518.00

Warranty Deed

This Warranty Deed is executed this 2nd day of August, 2023 by Peter W. Giebeig, a single man, whose address is PO Box 1384, Lake City, FL 32056, hereinafter called the grantor, to Patrick Emery and Ashley Emery, husband and wife, whose address is 235 Southwest Ainsley Glen, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit:

Parcel 7:

Commence at the NW corner of Section 32, Township 4 South, Range 18 East, Columbia County Florida and run thence S.00°59'27" E., along the West line of said Section 32 a distance of 1517.80 feet to the point of beginning; thence continue S.00°59'27" E., still along said West line 700.70 feet; thence S.26°08'48" E., 414.99 feet to the Northerly right of way line of SE Ebenezer Road; thence N.82°06'58" E., along said Northerly right of way line, 88.32 feet to a point of curve concave Northwesterly having a radius of 72305.68 feet and an internal angle of 00°08'34"; thence run Northeasterly along the arc of said curve on said Northerly right of way line an arc distance of 180.24 feet; said curve being subtended by a chord bearing and distance of N.81°20'15" E., 180.24 feet; thence N.01°13'57" W., 1041.53 feet; thence S.89°01'45" W., 438.33 feet to the Point of Beginning.

The above-described property is subject to the land use restrictions attached as, the Declaration of Restrictions and Protective Covenants, attached hereto.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

COLUMBIA COUNTY Property Appraiser

Parcel 32-4S-18-10514-107 <https://search.ccpafl.com/parcel/10514107184S32>

2141 SE EBENEZER RD

Owners

EMERY PATRICK
EMERY ASHLEY
235 SW AINSLEY GLN
LAKE CITY, FL 32024

Legal Description

252 PLACE UNR PRCL 7: COMM NW COR OF SEC 32, S
1517.80 FT FOR POB, CONT S 700.70 FT, S 26 DEG E
414.99 FT TO N R/W OF SE EBENEZER RD, N 82 DEG E
88.32 FT, NE 180.24 FT, N 1041.53 FT, W 438.33...

Use: 0000: VACANT

Subdivision: 252 PLACE UNR



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12381

Inst: 202312016086 Date: 08/23/2023 Time: 1:12PM
Page 1 of 4 B: 1497 P: 2040, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *le*
Deputy Clerk Doc Stamp-Deed: 518.00

Warranty Deed

This Warranty Deed is executed this 22nd day of August, 2023 by Peter W. Giebeig, a single man, whose address is PO Box 1384, Lake City, FL 32056, hereinafter called the grantor, to Patrick Emery and Ashley Emery, husband and wife, whose address is 235 Southwest Ainsley Glen, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

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Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

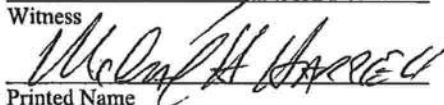


Witness

Brooke Parrish
Printed Name



Peter W. Giebeig



Witness
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of August, 2023, by Peter W. Giebeig.

Signature of Notary Public
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: _____ OR Produced Identification: Y
Type of Identification
Produced: en

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

252 PLACE

This declaration dated this 1st day of June 2023,
Made by Peter W. Giebeig.

WITNESSETH:

KNOWN BY ALL MEN BY THESE PRESENT: That this Declaration of Restrictions and Protective Covenants, this Declaration is made and entered in to by Peter W. Giebeig, hereinafter referred as the "Owner".

WHERE AS, the Owner of certain real property in Columbia County, Florida, which is more particularly described as:

252 PLACE

Parent Parcel ID #32-4S-18-10521-000 and 32-4S-18-10514-000

WHEREAS, Owner is the fee simple owner of lands in Columbia County, Florida, Lots 1 through 8 252 PLACE.

NOW, THEREFORE, Owner declares that each and every lot on the property shall be owned, used, transferred, conveyed, and occupied subject to the covenants and restrictions herein set forth (herein "Protective Covenants") as follows:

1. The lots shall be used for residential/agricultural purposes only. No business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes. ALL residences must be built with new materials. Custom Homes, Manufactured Homes, Modular Homes, and Barndominiums are allowed.

2. Motorhomes, travel trailer, campers are permitted as a temporary dwelling only for the duration of necessary land clearing for construction or for the duration of building a permanent dwelling and only if said motorhome, travel trailer, or camper meets Columbia County Building and Zoning requirements. Visitors of a landowner may use said motorhome, travel trailer or camper, however no motorhomes, travel trailers or campers shall be occupied for a period of time exceeding one hundred twenty (120) consecutive days.

3. The Property shall not be used or maintained as a dumping ground for hazardous materials, junk, rubbish, trash, or waste of any kind. The Property shall not be used to store junk, inoperable or damaged cars, or other similar material that may be unsightly or a nuisance to neighbors.

4. No Part of the Property or any improvements situated thereon shall be put to any level of industrial, manufacturing or other use which may cause an annoyance or nuisance to the neighborhood, or which may create offensive odor, fumes, dust, smoke, noise, vibration or pollution, including, but not limited to, factories, or uses which are more prone to fire or explosion beyond common residential use.

5. No swine, cattle, sheep, goats, dogs, or poultry shall be raised, bred or kept on the parcel for commercial purposes. Animals may be kept as pets and for personal use.

6. All residences shall comply with county rules and regulations.

IN WITNESS WHEREOF, this instrument has been executed by Developer on the day and year above written.

Signed, sealed, and delivered
in the presence of:

Peter W. Giebeig

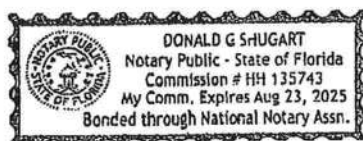
STATE OF FLORIDA
COUNTY OF COLUMBIA

Witness Brian H. Williamson

Witness Bethany Cruz

The foregoing instrument was acknowledged before me this 1st day of June 2023, by
Peter W. Giebeig.

IO FLDL



Donald G. Shugart

Notary Public

My commission expires: 8-23-2025



Building and Zoning Department

Special Temporary Use Application

Invoice

65412

Applicant Information

TBD SE Ebenezer Rd

Invoice Date

05/29/2024

Permit

STU240503

Amount Due

\$100.00

Job Location

Parcel: 32-4S-18-10514-107
Owner: EMERY PATRICK, EMERY ASHLEY,
Address: TBD SE Ebenezer Rd

Contractor Information

Invoice History

Date	Description	Amount
05/17/2024	Fee: Special Temporary Use Permit (5) Mobile homes or RV's (Travel Trailers)	\$100.00
Amount Due:		\$100.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

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

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection 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

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM (OSTDS)

APPLICATION FOR CONSTRUCTION PERMIT

CR # 24-00021

PERMIT NO. 24-0143
DATE PAID: 2/14/24
FEE PAID: 310.00
RECEIPT #: 2040048

APPLICATION FOR:

☒ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☐ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: PATRICK & ASHLEY EMERY

EMAIL: PATRIC_EMERY@LIVE.COM

AGENT: PAUL LLOYD

TELEPHONE: 229-561-3841

MAILING ADDRESS: 235 SW AINSLEY GLN.

LAKE CITY FL 32024

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

OSTDS REMEDIATION PLAN? ☐ Y ☒ N

LOT: PAR.7 BLOCK: N/A SUBDIVISION: 252 PLACE UNRC. PLATTED: _____

PROPERTY ID #: 32-4S-16-10514-107 ZONING: AG I/M OR EQUIVALENT: ☐ NO ☒

PROPERTY SIZE: 10.010 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ≤ 2000 GPD ☐ > 2000 GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ NO ☒ DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: EBENEZER RD.

DIRECTIONS TO PROPERTY: 441 SOUTH TURN LEFT ON CR 252. TURN RIGHT ON EBENEZER RD. SITE ON RIGHT.

BUILDING INFORMATION ☒ RESIDENTIAL ☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 62-6, FAC
1	<u>CAMPER</u>	<u>1</u>	<u>256</u>	
2	<u>Pole Barn</u>	<u>0</u>	<u>2160</u>	
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Paul Lloyd

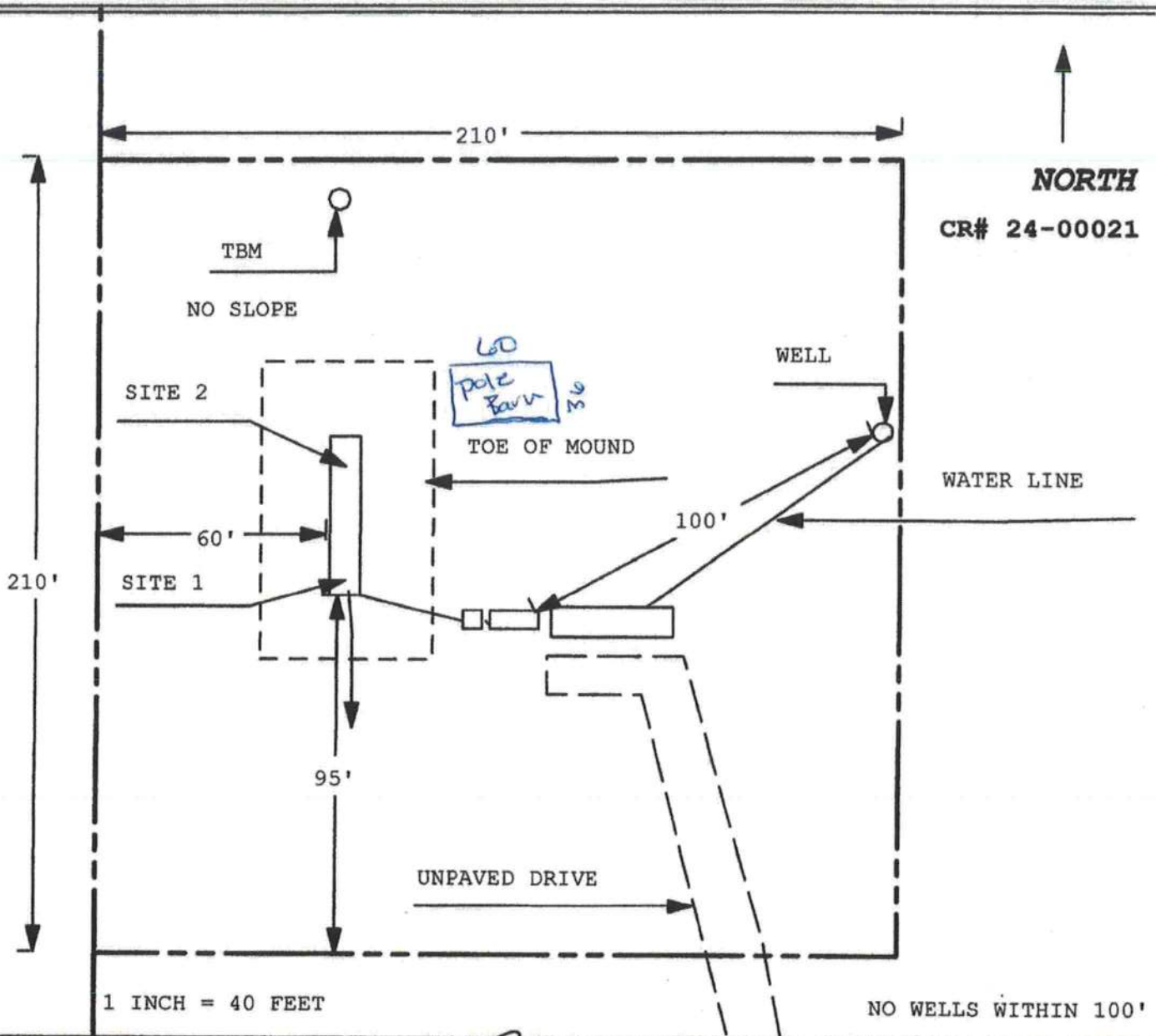
DATE: 2/12/24

DEF 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated 62-6.004, FAC

Page 1 of 4

Application for Onsite Sewage Disposal System
Construction Permit. Part II Site Plan
Permit Application Number: 940143

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT



Site Plan Submitted By P. J. Riley Date 2/12/24
Plan Approved ☒ Not Approved ☐ Date 2-15-24
By Sally Ford - E.H. Director - Columbia CPHU

Notes: _____



Building Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
TBD SE Ebenezer Rd	Credit Card 12759655	05/29/2024	767198	\$100.00

AppID: 65412 Permit #: STU240503
Special Temporary Use
Parcel: 32-4S-18-10514-107
Owner: EMERY PATRICK, EMERY ASHLEY,
Address: TBD SE Ebenezer Rd

Contractor Information

Payment History

Date	Description	Amount
05/17/2024	Fee: Special Temporary Use Permit (5) Mobile homes or RV's (Travel Trailers)	\$100.00
05/29/2024	Payment: Credit Card 12759655	(\$100.00)
		\$0.00

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: laurie_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
<u>All areas North of County Road 242</u> From 10:00 AM to Noon
<u>All areas South of County Road 242</u> 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

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.