



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 240501
Application Fee 100.00
Receipt No. 767168
Filing Date 5-6-2024
Completeness Date 5-21-2024



Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Dave & Shirley Eddy RV hook up
2. Address of Subject Property: 2022 NW Combs Terrace
3. Parcel ID Number(s): 01788-002
4. Future Land Use Map Designation: AG
5. Zoning Designation: AG-3
6. Acreage: 3.18
7. Existing Use of Property: RES
8. Proposed Use of Property: RES
9. Proposed Temporary Use Requested: 12 Mo RV - House Fire

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Dave Shirley Eddy Title: _____
Company name (if applicable): _____
Mailing Address: 2022 NW Combs Terrace
City: Lake City State: FL Zip: 32055

Telephone: 386-3656137 Fax: () Email: Foodman dan a Outlook, Com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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.

Shirley Kay Eddy
Applicant/Agent Name (Type or Print) Shirley Kay Eddy

Shirley Kay Eddy
Applicant/Agent Signature

05-06-2024
Date

COLUMBIA COUNTY Property Appraiser

Parcel 30-2S-16-01788-002 <https://search.ccpafl.com/parcel/01788002162S30>

2022 NW COMBS TER

Owners

EDDY DANIEL KARL
EDDY SHIRLEY
2022 NW COMBS TER
LAKE CITY, FL 32055

Legal Description

S1/4 OF W 420 FT OF E1/2 OF
NW1/4 OF NW1/4.

ORB 494-748, 736-952, DISCLAIMER
IN ORB 1191-2193,

Use: 0100: SINGLE FAMILY

Subdivision: DIST 3



Columbia County Tax Collector

generated on 5/6/2024 10:58:24 AM EDT

Tax Record

Last Update: 5/6/2024 10:58:05 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 R01788-002	Tax Type REAL ESTATE	Tax Year 2023
Mailing Address EDDY DANIEL KARL EDDY SHIRLEY 2022 NW COMBS TER LAKE CITY FL 32055	Property Address 2022 COMBS LAKE CITY GEO Number 302S16-01788-002	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail HB 25000 HX 25000	Millage Code 003	Escrow Code
Legal Description (click for full description) 30-2S-16 0100/01003.18 Acres S1/4 OF W 420 FT OF E1/2 OF NW1/4 OF NW1/4. ORB 494-748, 736-952, DISCLAIMER IN ORB 1191-2193,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	112,853
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	112,853
LOCAL	3.2170	112,853
CAPITAL OUTLAY	1.5000	112,853
SUWANNEE RIVER WATER MGT DIST	0.3113	112,853
LAKE SHORE HOSPITAL AUTHORITY	0.0001	112,853
		Exemption Amount 50,000
		Taxable Value \$62,853
		Taxes Levied \$491.20
Total Millage		Total Taxes
13.5914		\$990.89
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$571.96
GGAR	SOLID WASTE - ANNUAL	\$396.12
Total Assessments		\$968.08
Taxes & Assessments		\$1,958.97
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
4/15/2024	PAYMENT	9925148.0001	2023	\$2,017.74

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

BK 0736 P60952

nk 6.00
Doc 302.50

Return to:

Name TERRY McDAVID
Address Post Office Box 1328
Lake City, FL 32056-1328

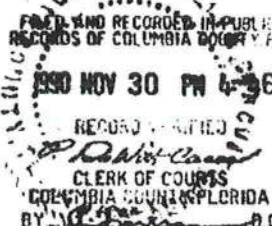
Property Appraiser's

Parcel Identification No. R01788-002

This instrument was prepared by:

Name TERRY McDAVID
Address Post Office Box 1328
LAKE CITY, FLORIDA 32056-1328

00-14435

Grantee S.S. No. Name Daniel Karl EddyGrantee S.S. No. 304-64-3333Name Shirley Kay Eddy

(Space above this line for recording data.)

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)This Indenture, made this 30th day of November 19 90, Between
RAYMOND W. PITTS and his wife, BARBARA PITTS,of the County of Columbia, State of Florida, grantor*, andDANIEL KARL EDDY and his wife, SHIRLEY KAY EDDY,whose post office address is P.O. Box 1330, LAKE CITY
of the County of Columbia, State of Florida 32056, grantee*,Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) Dollars,
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's heirs and assigns forever, the following
described land, situate, lying and being in Columbia County, Florida, to-wit:TOWNSHIP 2 SOUTH - RANGE 16 EASTSECTION 30: The S 1/4 of the West 420 feet of E 1/2 of NW 1/4 of NW 1/4,
subject to a 25 foot easement off the East and South sides for road right-of-way.SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if
any, and taxes for the current year.DOCUMENTARY STAMP 302.50INTANGIBLE TAX 0P. D. W. CASON, CLERK OF
COURTS, COLUMBIA COUNTYBY P. D. W. Cason D.C.and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

*Grantor and "grantee" are used for singular or plural, as context requires.

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:

Raymond W. Pitts (Seal)
Barbara Pitts (Seal)
STATE OF FLORIDA
COUNTY OF COLUMBIAI HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Raymond W. Pitts and his wife, Barbara Pittsto me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that
they executed the same.WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 19 90.

My commission expires:

Notary Public
NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: JULY 17, 1992.
BONDED THRU NOTARY PUBLIC

Florida DRIVER LICENSE

4d D [REDACTED] CLASS E

EDDY
2 DANIEL KARL
#2022 NW COMBS TER
LAKE CITY, FL 32055-5621

Daniel X. Eddy

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

A Florida Driver License for Daniel Karl Eddy. The card features a large photo of a man with a beard and mustache, a signature strip with the name "Daniel X. Eddy", and a smaller photo in the bottom right corner. The background is orange and blue with a "SEALED" watermark. The text "Florida DRIVER LICENSE" is at the top. The license number is [REDACTED] and the class is "E". The address is "2022 NW COMBS TER, LAKE CITY, FL 32055-5621".

Florida DRIVER LICENSE

4d D [REDACTED] CLASS E

EDDY
2 SHIRLEY KAY
#2022 NW COMBS TER
LAKE CITY, FL 32055-5621

Shirley Kay Eddy

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

A Florida Driver License for Shirley Kay Eddy. The card features a large photo of a woman with long dark hair, a signature strip with the name "Shirley Kay Eddy", and a smaller photo in the bottom right corner. The background is orange and blue with a "SEALED" watermark. The text "Florida DRIVER LICENSE" is at the top. The license number is [REDACTED] and the class is "E". The address is "2022 NW COMBS TER, LAKE CITY, FL 32055-5621".



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

PERMIT NO.
DATE PAID:
FEE PAID:
RECEIPT #:

24-0381
5/6/24
\$81.00
2067134

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT:

Shirley Kay Eddy

EMAIL:

foodmandan@outlook.com

AGENT:

TELEPHONE:

386-365-6137

MAILING ADDRESS:

2022 NW Combs Ter, Lake City FL 32055

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: BLOCK: SUBDIVISION: PLATTED:

PROPERTY ID #: 01788-002 ZONING: I/M OR EQUIVALENT: ☐ Y / ☐ N

PROPERTY SIZE: 3.18 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ ≤2000GPD ☐ >2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y / ☐ N DISTANCE TO SEWER: FT

PROPERTY ADDRESS: 2022 NW Combs Terrace

DIRECTIONS TO PROPERTY:

BUILDING INFORMATION

☐ RESIDENTIAL

☐ COMMERCIAL

Unit No.	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table I, Chapter 62-6, FAC
1	RV	1	136	
2				
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify)

SIGNATURE:

Shirley Kay Eddy

DATE:

05-06-2024

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

Incorporated 62-6.004, FAC





Building Department

Receipt Of Payment

Applicant Information

Dan & Shirley Eddy
2022 NW COMBS TER

Method

Cash

Date of Payment

05/24/2024

Payment

767168

Amount of Payment

\$100.00

AppID: 65207 Permit #: STU240501
Special Temporary Use
Parcel: 30-2S-16-01788-002
Owner: EDDY DANIEL KARL, EDDY SHIRLEY,
Address: 2022 NW COMBS TER

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/24/2024	Fee: Special Temporary Use Permit (5) Mobile homes or RV's (Travel Trailers)	\$100.00
05/24/2024	Payment: Cash	(\$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

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

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

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

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

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.