



Columbia County Gateway to Florida

165002

FOR PLANNING USE ONLY
Application # STUP 240405
Application Fee 200.00
Receipt No. 767160
Filing Date 4-22-2024
Completeness Date 5-24-2024

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: Griffin RV Permit
2. Address of Subject Property: 6147 NE Thomas Camp Road Lake City, FL
3. Parcel ID Number(s): 13-2S-17-04709-009
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 8
7. Existing Use of Property: Residential
8. Proposed Use of Property: RV/Residential
9. Proposed Temporary Use Requested: 6 Month Recreational RV

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brody Pack Title: _____
Company name (if applicable): BKP Permitting LLC
Mailing Address: 6470 147th Road
City: Live Oak State: FL Zip: 32060
Telephone: (504) 689-6563 Fax: () _____ Email: nfp permitting@icloud.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): Teresa Griffin

Mailing Address: 5201 Atlantic Blvd Apt 229

City: Jacksonville State: FL Zip: 32207

Telephone: (386) 628-1048 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.

Bruce Pack
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

4/19/24
Date

Last Update: 4/4/2024 8:44:11 AM EDT

Details

Register for eBill

[Print View](#)
[Legal Desc.](#)
[Tax Payment](#)
[Payment History](#)
[Print Tax Bill](#) NEW
[Change of Address](#)

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			
R04709-009	REAL ESTATE	2023			
Mailing Address	Property Address				
GRIFFIN TERESA K 164 NE SAW GRASS GLN LAKE CITY FL 32055	6147 THOMAS CAMP LAKE CITY GEO Number 132S17-04709-009				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	003				
Legal Description (click for full description)					
13-2S-17 9900/9900.80 Acres COMM SE COR, W 666.20 FT, N 660.06 FT TO POB, CONT N 1320.11 FT, W 394.49 FT, S 16 DEG W 212.87 FT, S 1118.71 FT, E 456.04 FT TO POB EX 1.19 AC DESC IN WD 1486-2670 & EX 11.68 AC DESC IN WD 1488-2118, 871-2530, WD 883-408, 871-2531, See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	2,400	0	\$2,400	\$18.76
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	2,400	0	\$2,400	\$1.80
LOCAL	3.2170	2,400	0	\$2,400	\$7.72
CAPITAL OUTLAY	1.5000	2,400	0	\$2,400	\$3.60
SUNMANEE RIVER WATER MGT DIST	0.3113	2,400	0	\$2,400	\$0.75
LAKE SHORE HOSPITAL AUTHORITY	0.0001	2,400	0	\$2,400	\$0.00
Total Millage	13.5914	Total Taxes			\$32.63
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments					\$3.19
Taxes & Assessments					\$35.82
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2023	PAYMENT	9921760.0001	2023	\$34.39

Prior Years Payment History

Prior Year Taxes Due

Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 1/25/2024

Parcel: << 13-2S-17-04709-009 (45998) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

2023 2022 2019 2016 2013 Sales

Owner
GRIFFIN TERESA K
5201 ATLANTIC BLVD
APT 229
JACKSONVILLE, FL 32207

Site
6147 NE THOMAS CAMP RD, LAKE CITY

Description
COMM SE COR. W 666.20 FT, N 660.06 FT TO
POB, CONT N 1320.11 FT, W 394.49 FT, S 16 DEG
W 212.87 FT, S 1118.71 FT, E 456.04 FT TO POB
EX 1.19 AC DESC IN WD 1486-2670 & EX 11.68
AC DESC IN WD 1488-2118, 871-2530, WD 883-
408, 871-2531, 891-2233, 898-1762, 95

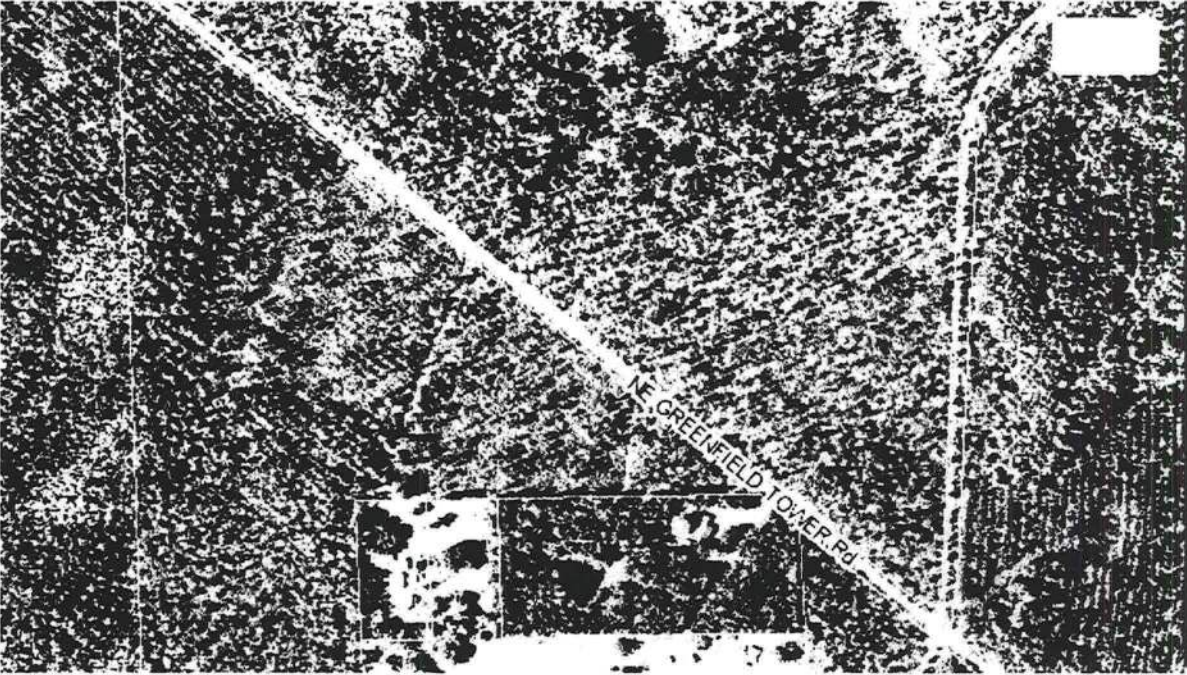
Area
0.8 AC S/T/R 13-2S-17

Use Code
NON AG ACREAGE Tax District 3
(9900)

The Description above is not to be used as the Legal Description for this
parcel in any legal transaction.
The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained
by the Property Appraiser's office. Please contact your city or county Planning
& Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$2,400	Mkt Land	\$2,400
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$2,400	Just	\$2,400
Class	\$0	Class	\$0
Appraised	\$2,400	Appraised	\$2,400
SOH Cap	\$0	SOH Cap	\$0
Assessed	\$2,400	Assessed	\$2,400
Exempt	\$0	Exempt	\$0
Total	county:\$2,400	county:\$2,400	
	city:\$0	city:\$0	
	other:\$0	other:\$0	
Taxable	school:\$2,400	school:\$2,400	



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
			NONE			

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
		NONE			

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
		NONE			

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9900	AC NON-AG (MKT)	0.800 AC	1.0000/1.0000 1.0000/ /	\$3,000 /AC	\$2,400

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: *Gregory Wade* 2/1/24

1-2
5

LIMITED POWER of ATTORNEY
Consent for County Permit Applications

I, Teresa Griffin, do hereby authorize Brody Pace
to be my representative and act on my behalf in all aspects of applying for a
Manufactured Home Permit to be placed on my property, parcel ID
13-25-17-04709-009.

I understand that this could result in an assessment for solid waste and fire
protection services levied on this property.

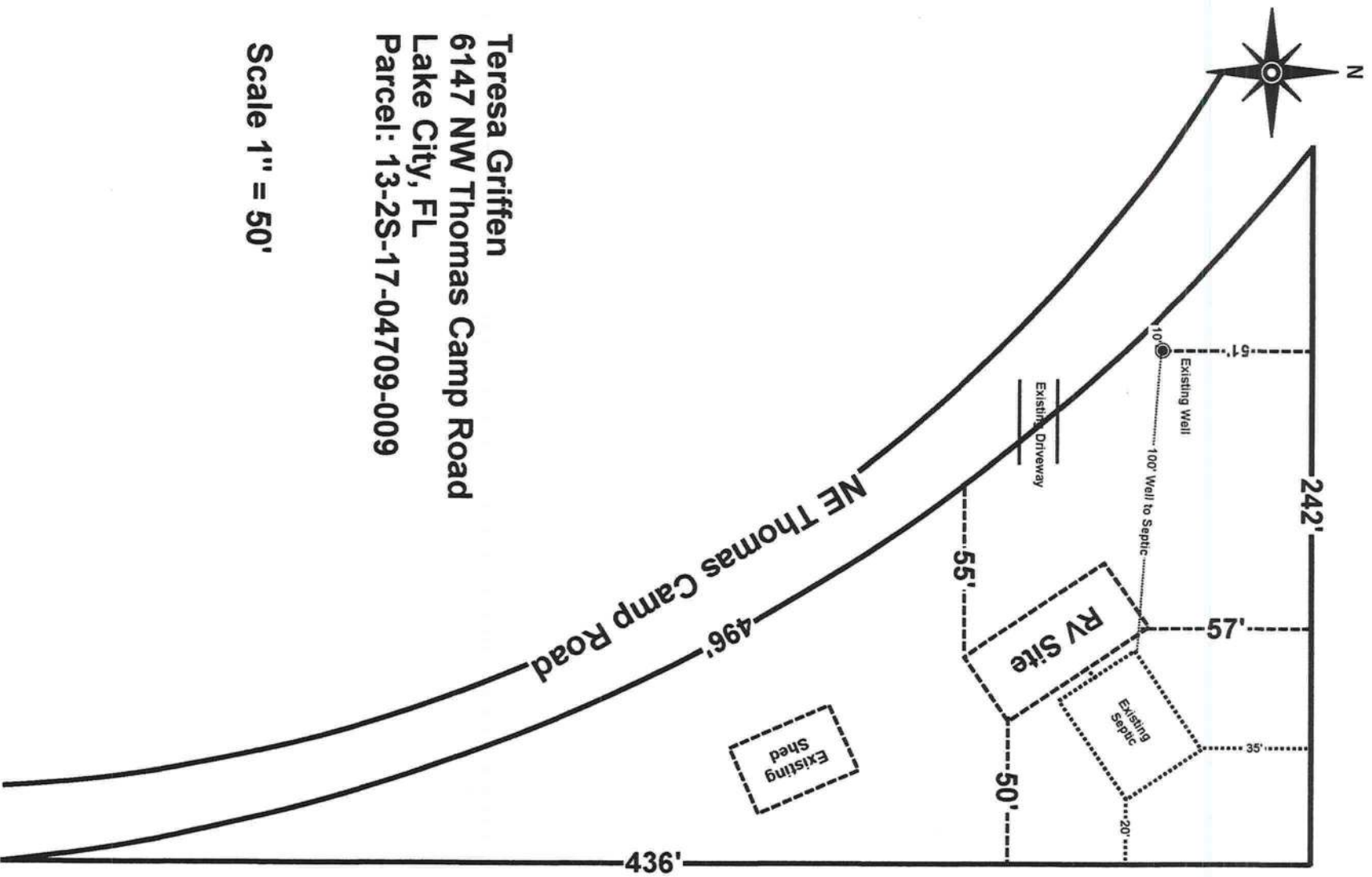
Dated this 14th day of March, 2024.

Owner: Teresa Griffin

Sworn to and described before me this 14 day of March, 2024.

Dana A Van Eetten
Notary's Signature






 Brody Pack
 3/25/24

Karen Aiken-Smoot

From: Brody Pack <nfpermitting@icloud.com>
Sent: Monday, April 22, 2024 3:11 PM
To: Karen Aiken-Smoot
Subject: Re: STUP Packet - Griffin RV Permit

External Sender - From: (Brody Pack <nfpermitting@icloud.com>)

This message came from outside your organization.

WARNING: This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.

Karen

There is a shed onsite that will remain. The RV will be placed on the existing concrete pad where the home used to be at. Nothing is there now except for the pad. I'll get a copy of the DL and send over. As there was a home there before there is a mound septic system already on the property that the RV will be using.

Thanks,

Brody

On Apr 22, 2024, at 12:16 PM, Karen Aiken-Smoot <ksmoot@columbiacountyfla.com> wrote:

Hi, Brody. Can you please provide a copy of Teresa's DL? Will the existing structure be removed? It appears for be in the location where the RV will be places. Do you have the Environmental Health approval for the septic?

Thank you!

Karen Aiken-Smoot
Planning Technician
Columbia County
135 N.E. Hernando Ave.
Lake City, FL 32055
386.719-1474

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

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

24-8350
4/28/24
60.284
2027019

1/16/24 Released

APPLICATION FOR CONSTRUCTION PERMIT

APPLICATION FOR:

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

APPLICANT: Teresa Griffin

EMAIL: mfermilling@icloud.com

AGENT: Brody Pack

TELEPHONE: 503-689-6563

MAILING ADDRESS: 6470 147th Road Live Oak, FL

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 #: 13-2S-17-04709-009 ZONING: I/M OR EQUIVALENT: ☐ Y / ☐ N

PROPERTY SIZE: 8 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ ☐ <=2000GPD ☐ >2000GPD
IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ Y / ☐ N DISTANCE TO SEWER: FT

PROPERTY ADDRESS: 6147 NE Thomas Camp Road Lake City, FL

DIRECTIONS TO PROPERTY: See Attached

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	Old Home	3	1166	
2	New Home (RV)	1	250	
3				
4				

☐ Floor/Equipment Drains ☐ Other (Specify)

SIGNATURE: DATE: 4/22/24

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

KR

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CONSTRUCTION PERMIT

Permit Application Number 24-0350

----- PART II - SITEPLAN -----

Scale: Each block represents 10 feet and 1 inch = 40 feet.

Notes:

Site Plan submitted by: Brody Pack

Plan Approved

Not Approved

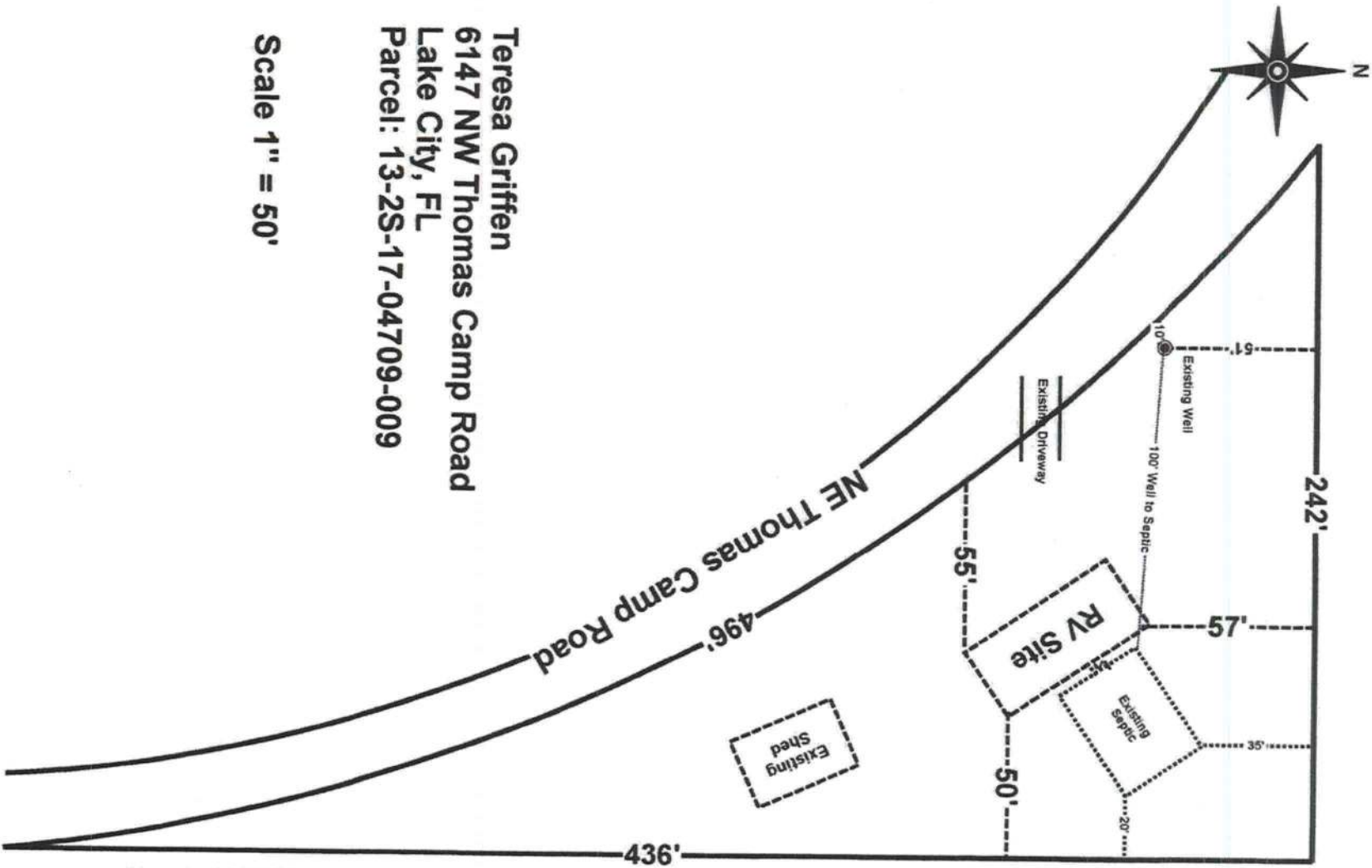
Date 5/6/24

By [Signature] ES2 Celestine County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DEP 4015, 06-21-2022 (Obsoletes previous editions which may not be used)
Incorporated: 62-6.004, F.A.C.

24-0350



Teresa Griffen
6147 NW Thomas Camp Road
Lake City, FL
Parcel: 13-2S-17-04709-009

Scale 1" = 50'

Brody Pack
3/26/24



Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Brody Pack 6147 NE Thomas Camp Road Lake City	Credit Card 12741260	05/23/2024	767160	\$200.00
ApplID: 65002 Development #: STU240405 Special Temporary Use Parcel: 13-2S-17-04709-009 Address: 6147 NE Thomas Camp Road Lake City				

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
04/22/2024	Fee: Special Temporary Use Permit (10) Six-month temporary RV permit	\$200.00
05/23/2024	Payment: Credit Card 12741260	(\$200.00)
		\$0.00