



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 250301
Application Fee 450.00
Receipt No. 769934
Filing Date 3-4-2025
Completeness Date 3-6-2025



Special Temporary Use Permit Application

A. PROJECT INFORMATION

- Project Name: Christman - Manzanares STUP
- Address of Subject Property: 1351 SW Ichetucknee Ave Lake City
- Parcel ID Number(s): 18-55-16-03644-109
- Future Land Use Map Designation: _____
- Zoning Designation: _____
- Acreage: A-3
- Existing Use of Property: Residential
- Proposed Use of Property: Residential
- Proposed Temporary Use Requested: Temp Family Home

B. APPLICANT INFORMATION

- Applicant Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s): Brody Pack Title: _____
Company name (if applicable): BKP Permitting LLC
Mailing Address: 6470 147th Rd Live Oak
City: Live Oak State: FL Zip: 32060
Telephone: (503) 689 0563 Fax: () Email: nfpermitting@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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): Gregory Christman
Mailing Address: 1351 SW Ichetucknee Ave
City: Lake City State: FL Zip: 32025
Telephone: (386) 406 2544 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.

ID
PAYMENT

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.

Brody Pace
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

2/28/25
Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL TEMPORARY USE
LANDOWNER AFFIDAVIT

This is to certify that I, (We) Gregory & Christal Christman
(Property Owner's Name or State Corporation Name (include Corp Officer) as it appears on Property Appraiser)
as the owner of the below described property:

Property Tax Parcel ID number 18-55-16-03644-109

Subdivision (Name, Lot Block, Phase) White Oak Plantation

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

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

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

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

[Signature]
Printed Name of Signor

Gregory A Christman sr
Signature

2/26/25
Date

Christal Christman
Printed Name of Signor

Christal Christman
Signature

2/26/25
Date

Sworn to and subscribed before me this 26 day of February, 2025 by

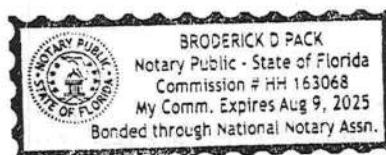
☒ physical presence or ☐ online notarization and this (these) person(s) are personally

known to me ☐ or produced ID De

Broderick Pack
Printed Name of Notary

[Signature]
Signature

Notary Stamp



STATE OF FLORIDA
MARRIAGE RECORD
 TYPE IN UPPER CASE
 USE BLACK INK

This license not valid unless seal of Clerk,
 Circuit or County court appears thereon.

(STATE FILE NUMBER)

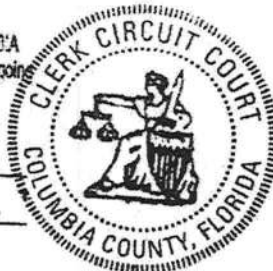
122023XX000038MLAXMX

(APPLICATION NUMBER)

APPLICATION TO MARRY			
1a. NAME OF SPOUSE (First, Middle, Last) MARLON JOEL MANZANARES		1b. MAIDEN SURNAME (if applicable)	
5a. RESIDENCE - CITY, TOWN, OR LOCATION LAKE CITY		5b. COUNTY Columbia	
3a. NAME OF SPOUSE (First, Middle, Last) BREA'NNA ROSE CHRISTMAN		3b. MAIDEN SURNAME (if applicable) CHRISTMAN	
7a. RESIDENCE - CITY, TOWN, OR LOCATION LAKE CITY		7b. COUNTY Columbia	
1c. DATE OF BIRTH (Month, Day, Year)		1d. BIRTHPLACE (State or Foreign Country)	
5c. DATE OF BIRTH (Month, Day, Year)		5d. BIRTHPLACE (State or Foreign Country)	
10. SIGNATURE OF SPOUSE (Sign full name using black ink) ▶ <i>Marlon Manzanares</i>		11. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 02/01/2023	
11. TITLE OF OFFICIAL Deputy Clerk OLGA M ARMAS		12. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Olga M Armaz</i>	
13. SIGNATURE OF SPOUSE (Sign full name using black ink) ▶ <i>Breanna Rose Christman</i>		14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE) 02/01/2023	
15. TITLE OF OFFICIAL Deputy Clerk OLGA M ARMAS		16. SIGNATURE OF OFFICIAL (Use black ink) ▶ <i>Olga M Armaz</i>	
LICENSE TO MARRY			
AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.			
17. COUNTY ISSUING LICENSE Columbia		18. DATE LICENSE ISSUED 02/01/2023	
19a. DATE LICENSE EFFECTIVE 02/04/2023		19b. EXPIRATION DATE 04/02/2023	
20a. SIGNATURE OF COURT CLERK OR JUDGE James M Swisher Jr		20b. TITLE Clerk of the Circuit Court	
20c. BY D.C. OLGA M ARMAS			
CERTIFICATE OF MARRIAGE			
I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.			
21. DATE OF MARRIAGE (Month, Day, Year) FEB 11 2023		22. CITY, TOWN, OR LOCATION OF MARRIAGE LAKE CITY FL	
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink) ▶ <i>Rev Clarence "Chip" Parker</i>		23b. ADDRESS (Of person performing ceremony) 1156 SW UPCHURCH AVE LAKE CITY FL 32024	
24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink) ▶ <i>Reighanne Parker</i>			

SEAL

STATE OF FLORIDA, COUNTY OF COLUMBIA
 I HEREBY CERTIFY, that the above and foregoing
 is a true copy of the original filed in this office.
 JAMES M SWISHER JR, CLERK OF COURTS
 By *Clamine*
 Deputy Clerk
 Date Feb. 13, 2023



BUREAU of VITAL STATISTICS

CERTIFICATION OF BIRTH

STATE FILE NUMBER: _____

DATE ISSUED: _____

DATE FILED: _____

CHILD'S NAME:

BREANNA ROSE CHRISTMAN

DATE OF BIRTH:

MAY 23, 2001

SEX:

COUNTY OF BIRTH:

A

MOTHER'S NAME:

CHRISTAL MICHELE CANTRELL

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

FATHER'S NAME:

GREGORY AMBROSE CHRISTMAN JR



, STATE REGISTRAR

REQ: 2021357368

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 3 8 3 4 2 1 4 8 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED



Recording Fee \$ 10.56
Documentary Stamp \$ 174.30

Inst: 2002003206 Date: 02/13 2002 Time: 14:00:04
Doc Stamp-Deed : 174.30

BP Dr. P. DeWitt Casen, Columbia County B:946 P:137A

02-59
Grantee #1 S.S. No. 203-64-5422

Grantee #2 S.S. No. 273-72-0266

WARRANTY DEED

_____, of the County of Columbia, State of Florida, grantor*, and GREGORY A. CHRISTMAN, JR. and his wife, CHRISTAL M. CHRISTMAN, whose post office address is Route 9, Box 2111, Lake City, FL 32024, of the County of Columbia, State of Florida, grantee*.

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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lot 9 of WHITE OAK PLANTATION, a subdivision according to the plat thereof recorded in Plat Book 6, Page 181 of the public records of Columbia County, Florida.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

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:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

Crystal L. Brunner
(Second Witness)
Crystal L. Brunner
Printed Name

Allen S. Edwards (SEAL)
ALLEN S. EDWARDS

Linda H. Edwards (SEAL)
LINDA H. EDWARDS

Inst:2002003206 Date:02/13/2002 Time:14:00:04
Doc Stamp-Deed : 174.30
ED DC,P.DeWitt Cason,Columbia County B:946 P:1379

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th
day of February, 2002, by ALLEN S. EDWARDS and his wife,
LINDA H. EDWARDS, who are personally known to me or who have
produced _____ as identification and who did not take
an oath.

My Commission Expires:

DeEtte F. Brown
Notary Public



Tax Bill Detail

Property Tax Account: R03644-109
CHRISTMAN GREGORY A JR

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Year: 2024 Bill Number: 15680 Owner: CHRISTMAN GREGORY A JR
Tax District: 3 Property Type: Real Estate Discount Period: 1%

MAILING ADDRESS: PROPERTY ADDRESS:

CHRISTMAN GREGORY A 1351 ICHETUCKNEE
JR LAKE CITY 32024
CHRISTMAN CHRISTAL M
1351 SW ICHETUCKNEE
AVE
LAKE CITY FL 32024

Payment Options

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

[Bill / E-File - No Action](#)
[Pay All Bills](#)

[Print Bill / Receipt](#)
[Register for E-Billing](#)
[Property Appraiser](#)

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,045.72	\$1,045.72	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$118.04	\$118.04	\$0.00
LOCAL	3.1430	\$495.99	\$495.99	\$0.00
CAPITAL OUTLAY	1.5000	\$236.72	\$236.72	\$0.00
Subtotal	5.3910	\$850.75	\$850.75	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$39.28	\$39.28	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4997	\$1,935.76	\$1,935.76	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$282.22	\$282.22	\$0.00
SOLID WASTE - ANNUAL	\$190.14	\$190.14	\$0.00
TOTAL	\$472.36	\$472.36	\$0.00

LIMITED POWER of ATTORNEY
Consent for County Permit Applications

I, Greg Christman, do hereby authorize Brady 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
18-55-16-03644-109.

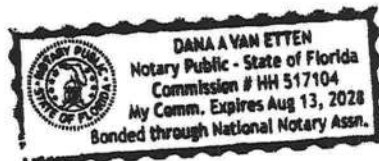
I understand that this could result in an assessment for solid waste and fire
protection services levied on this property.

Dated this 26 day of February, 2025.

Owner: [Signature]

Sworn to and described before me this 26 day of Feb, 2025.

[Signature]
Notary's Signature



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

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Gregory Christman, the Owner of the parcel which is being used to place an additional dwelling (mobile home) as a primary residence for a family member of the Owner, Breana Manzanera, the Family Member of the Owner, and who intends to place a mobile home as the family member's primary residence as a temporarily use. The Family Member is related to the Owner as _____, and both individuals being first duly sworn according to law, depose and say:

1. Family member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Family Member have personal knowledge of all matters set forth in this Affidavit and Agreement.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Tax Parcel No. 18-55-16-03644-109.
4. No person or entity other than the Owner claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the Property.
5. This Affidavit and Agreement is made for the specific purpose of inducing Columbia County to issue a Special Temporary Use Permit for a Family Member on the parcel per the Columbia County Land Development Regulations. This Special Temporary Use Permit is valid for ____ year(s) as of date of issuance of the mobile home move-on permit, then the Family Member shall comply with the Columbia County Land Development Regulations as amended.
6. This Special Temporary Use Permit on Parcel No. _____ is a "one time only" provision and becomes null and void if used by any other family member or person other than the named Family Member listed above. The Special Temporary Use Permit is to allow the named Family Member above to place a mobile home on the property for his primary residence only. In addition, if the Family Member listed above moves away, the mobile home shall be removed from the property within 60 days of the Family Member departure or the mobile home is found to be in violation of the Columbia County Land Development Regulations.
7. The site location of mobile home on property and compliance with all other conditions not conflicting with this section for permitting as set forth in these land development regulations. Mobile homes shall not be located within required yard setback areas and shall not be located within twenty (20) feet of any other building.
8. The parent parcel owner shall be responsible for non ad-valorem assessments.

9. Inspection with right of entry onto the property, but not into the mobile home by the County to verify compliance with this section shall be permitted by owner and family member. The Land Development Regulation Administrator, and other authorized representatives are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this Section.
10. The mobile home shall be hooked up to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
11. Recreational vehicles (RV's) as defined by these land development regulations are not allowed under this provision (see Section 14.10.2#10).
12. Upon expiration of permit, the mobile home shall be removed from the property within six (6) months of the date of expiration, unless extended as herein provided by Section 14.10.2 (#7).
13. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Gregory A. Christmas Sr.
Owner

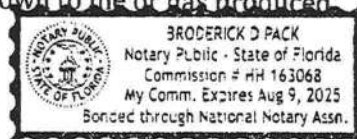
Gregory A Christmas Sr
Typed or Printed Name

Breanna Manzanarez
Family Member

Breanna Manzanarez
Typed or Printed Name

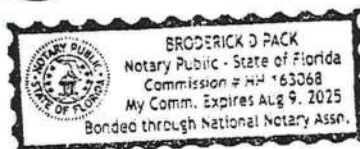
Subscribed and sworn to (or affirmed) before me this 26 day of Feb, 2025, by
Gregory A Christmas Sr (Owner) who is personally known to me or has produced
DL as identification.

[Signature]
Notary Public



Subscribed and sworn to (or affirmed) before me this 26 day of Feb, 2025, by
Breanna Manzanarez (Family Member) who is personally known to me or has produced
DL as identification.

[Signature]
Notary Public



COLUMBIA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____



Building and Zoning Department

Special Temporary Use Application

Invoice

69743

Applicant Information

Brody Pack
1351 SW Itchetucknee Ave

Invoice Date

03/04/2025

Permit

STU250301

Amount Due

\$450.00

Job Location

Parcel: 18-5S-16-03644-109
Owner: CHRISTMAN GREGORY A JR, CHRISTMAN
CHRISTAL M,
Address: 1351 SW Itchetucknee Ave

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/04/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
Amount Due:		\$450.00

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.

Florida

DRIVER LICENSE



USA

C622 20 [REDACTED]

4d DLN

**CHRISTMAN
GREGORY AMBROSE, JR
1351 SW ICHE TUCKNICE AVE
LAKE CITY, FL 32024-5085**

3 DOB 03/05/1969 15 SEX M

4b EXP [REDACTED] 16 HGT 5'-06"

12 REST B

9a END A

SAFE DRIVER

DONOR

4a ID [REDACTED]
[REDACTED]

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



Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Brody Pack 1351 SW Itchetucknee Ave	Credit Card 14003528	03/04/2025	769934	\$450.00
ApplID: 69743 Development #: STU250301 Special Temporary Use Parcel: 18-5S-16-03644-109 Address: 1351 SW Itchetucknee Ave				

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
03/04/2025	Fee: Special Temporary Use Permit (7) Addition to the principal residential dwelling	\$450.00
03/04/2025	Payment: Credit Card 14003528	(\$450.00)
		\$0.00