

DATE 05/07/2009

# Columbia County Building Permit

PERMIT

This Permit Must Be Prominently Posted on Premises During Construction

000027794

APPLICANT ALEXANDRA FARRIMOND PHONE 904 392-6112  
ADDRESS 101 COQUINA WAY ST. AUGUSTINE FL 32080  
OWNER KEITH ADAMS PHONE 904 465-4046  
ADDRESS 5881 NW LAKE JEFFREY RD LAKE CITY FL 32055  
CONTRACTOR KEITH ADAMS PHONE 904 465-4046  
LOCATION OF PROPERTY LAKE JEFFREY, ACROSS FROM HUNTSVILLE, 2ND EASEMENT ON RIGHT  
PAST LAKE JEFFREY TRACE, LAST PLACE ON RIGHT  
TYPE DEVELOPMENT RV, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00  
HEATED FLOOR AREA                      TOTAL AREA                      HEIGHT                      STORIES                       
FOUNDATION                      WALLS                      ROOF PITCH                      FLOOR                       
LAND USE & ZONING A-3 MAX. HEIGHT                       
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 0 FLOOD ZONE N/A DEVELOPMENT PERMIT NO.                     

PARCEL ID 09-3S-16-02045-007 SUBDIVISION                       
LOT                      BLOCK                      PHASE                      UNIT                      TOTAL ACRES 10.00

Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor                       
EXISTING 08-700 CS                      HD                      N                       
Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                     

COMMENTS: RV WHILE CONSTRUCTING OF HOME DURING CONSTRUCTION UNTIL CO  
IS ISSUED NOT TO EXCEED ONE YEAR FROM 5-5-09

Check # or Cash                     

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power                      Foundation                      Monolithic                       
date/app. by                      date/app. by                      date/app. by                       
Under slab rough-in plumbing                      Slab                      Sheathing/Nailing                       
date/app. by                      date/app. by                      date/app. by                       
Framing                      Insulation                       
date/app. by                      date/app. by                       
Rough-in plumbing above slab and below wood floor                      Electrical rough-in                       
date/app. by                      date/app. by                       
Heat & Air Duct                      Peri. beam (Lintel)                      Pool                       
date/app. by                      date/app. by                      date/app. by                       
Permanent power                      C.O. Final                      Culvert                       
date/app. by                      date/app. by                      date/app. by                       
Pump pole                      Utility Pole                      M/H tie downs, blocking, electricity and plumbing                       
date/app. by                      date/app. by                      date/app. by                       
Reconnection                      RV                      Re-roof                       
date/app. by                      date/app. by                      date/app. by                     

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00  
MISC. FEES \$ 0.00 ZONING CERT. FEE \$                      FIRE FEE \$ 0.00 WASTE FEE \$                       
FLOOD DEVELOPMENT FEE \$                      FLOOD ZONE FEE \$                      CULVERT FEE \$                      TOTAL FEE 0.00  
INSPECTORS OFFICE                      CLERKS OFFICE                     

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. A VALID PERMIT RECIEVES AN APPROVED INSPECTION EVERY 180 DAYS. WORK SHALL BE CONSIDERED NOT SUSPENDED, ABANDONED OR INVALID WHEN THE PERMIT HAS RECIEVED AN APPROVED INSPECTION WITHIN 180 DAYS OT THE PREVIOUS INSPECTION.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

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

Permit No. STUP - 0905-17 Date 5-5-09

Fee 100.00 Receipt No. 3975 Building Permit No. 27794

Name of Title Holder(s) Keith Adams

Address 101 Coquina Way City St. Augustine, FL

Zip Code 32080

Phone (904) 465-4046

**NOTE:** If the title holder(s) of the subject property are appointing an agent to represent them, a letter from the title holder(s) addressed to the Land Development Regulation Administrator MUST be attached to this application at the time of submittal stating such appointment.

Title Holder(s) Representative Agent(s) Alexandra Farrimond

Address 101 Coquina Way City St. Augustine, FL

Zip Code 32080

Phone (904) 392-6112

Paragraph Number Applying for 5

Proposed Temporary Use of Property RV while constructing home

Proposed Duration of Temporary Use during construction until C.O. is issued not to exceed 1yr. from 5-5-09

Tax Parcel ID# 09-35-16-02045-007

Size of Property 10 Acres

Present Land Use Classification A-3

Present Zoning District A-3



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 RV's 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 RV's 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, but not into the mobile home 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 Regulation 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 agriculture and environmentally sensitive area districts: a single recreational vehicle as described on permit for living, sleeping, or housekeeping purposes for one-hundred eighty (180) consecutive days from date that permit is issued, subject to the following conditions:
  - a. Demonstrate a permanent residence in another location.
  - b. Meet setback requirements.
  - c. Shall be hooked up to or have access to appropriate electrical service, potable well and sanitary sewer facilities (bathroom and septic tank) that have been installed pursuant to permits issued by the Health Department and County Building and Zoning Department, where required.
  - d. Upon expiration of the permit the recreational vehicle shall not remain on property parked or stored and shall be removed from the property for 180 consecutive days.
  - e. Temporary RV permits are renewable only after one (1) year from issuance date of any prior temporary permit.

Temporary RV permits existing at the effective date of this amendment may be renewed for one (1) additional temporary permit in compliance with these land development regulations, as amended. Recreational vehicles as permitted in this section are not to include RV parks.

Appropriate conditions and safeguards may include, but are not limited to, reasonable time limits within which the action for which temporary use permit is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the special permit is granted, shall be deemed a violation of these land development regulations and punishable as provided in Article 15 of these land development regulations.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

Alexandra Farrimond

Applicants Name (Print or Type)

Danndra Farrimond

Applicant Signature

5/5/09

Date

**OFFICIAL USE**

Approved

✓ cfs 5-5-09

Denied

Reason for Denial

Conditions (if any)

**COLUMBIA COUNTY, FLORIDA  
LAND DEVELOPMENT REGULATION ADMINISTRATOR  
SPECIAL PERMIT FOR TEMPORARY USE  
AUTHORIZATION**

The undersigned, \_\_\_\_\_, (herein "Property Owners"), whose physical 911 address is \_\_\_\_\_, hereby understand and agree to the conditions set forth by the issuance of a Special Temporary Use Permit in accordance with the Columbia County Land Development Regulations (LDR's). I hereby further authorize \_\_\_\_\_ to act on by behalf concerning the application for such Special Temporary Use Permit on Tax Parcel ID # \_\_\_\_\_.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Property Owner (signature)

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_ Who is personally known to me or who has produced a \_\_\_\_\_ Driver's license as identification.

**(NOTARIAL  
SEAL)**

\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

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.

\_\_\_\_\_, 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, and \_\_\_\_\_, the Family Member of the Owner, 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. \_\_\_\_\_.
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.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Family Member

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_  
(Owner) who is personally known to me or has produced  
\_\_\_\_\_  
as identification.

\_\_\_\_\_  
Notary Public

Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
(Family Member) who is personally known to me or has produced \_\_\_\_\_  
as identification.

\_\_\_\_\_  
Notary Public

COLUMBIA COUNTY, FLORIDA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# Columbia County Property Appraiser

DB Last Updated: 4/27/2009

## 2009 Preliminary Values

Tax Record

Property Card

Interactive GIS Map

Print

Parcel: 09-3S-16-02045-007

Search Result: 1 of 1

### Owner & Property Info

<b>Owner's Name</b>	ADAMS KEITH		
<b>Site Address</b>	LAKE JEFFERY		
<b>Mailing Address</b>	101 COQUINA WAY ST AUGUSTINE, FL 32080		
<b>Use Desc. (code)</b>	VACANT (000000)		
<b>Neighborhood</b>	009316.00	<b>Tax District</b>	3
<b>UD Codes</b>	MKTA01	<b>Market Area</b>	01
<b>Total Land Area</b>	10.010 ACRES		
<b>Description</b>	COMM AT NE COR OF SE1/4 OF NE 1/4, RUN W 60 FT FOR POB, THENCE S 530.97 FT, S 67 DG W 860.74 FT, N 9 DG E 152.46 FT, N 19 DG E 738.68 FT TO PT ON N LINE OF SE1/4 OF NE1/4, THENCE W 511.03 FT TO POB. WD 1048-2732, WD 1146-218		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$74,174.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$74,174.00

<b>Just Value</b>	\$74,174.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$74,174.00
<b>Exemptions</b>	\$0.00
<b>Total Taxable Value</b>	County: \$74,174.00   City: \$74,174.00 Other: \$74,174.00   School: \$74,174.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
3/21/2008	1146/218	WD	V	U	03	\$110,000.00
6/2/2005	1048/2732	WD	V	Q		\$84,500.00

### Building Characteristics

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

### Extra Features & Out Buildings

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

### Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000000	VAC RES (MKT)	0000010.010 AC	1.00/1.00/1.00/1.00	\$7,410.00	\$74,174.00

Columbia County Property Appraiser

DB Last Updated: 4/27/2009

May 4, 2009

Dear Land Development Regulation Administrator:

Please allow Alexandra Farrimond to apply for a Special Permit for Temporary Use for my property located at 5881 NW Lake Jeffery Rd, Lake City, FL 32055. I work during your normal business hours and she is available to conduct this business for me.

Thank you,

A handwritten signature in black ink, appearing to read "Keith R. Adams", with a long horizontal flourish extending to the right.

Keith R. Adams



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ON-SITE SEWAGE DISPOSAL SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 900205  
DATE PAID: 10/27/08  
FEE PAID: 318.00  
RECEIPT #: 10116392

## APPLICATION FOR:

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

APPLICANT: Keith AdamsAGENT: Robert Ford HFST Inc. TELEPHONE: 755-6572MAILING ADDRESS: 580 HW Guerdon Rd 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.

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## PROPERTY INFORMATION

LOT: 1 BLOCK: 1 SUBDIVISION: meets & bounds PLATTED:       PROPERTY ID #: 09-35-16-02045-007 ZONING: Residential I/M OR EQUIVALENT: ( Y / N )PROPERTY SIZE: 10.010 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$ GPD ☐  $> 2000$ GPDIS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y ☐ N DISTANCE TO SEWER: N/A FT.PROPERTY ADDRESS: Lake Jeffery RdDIRECTIONS TO PROPERTY:  Hwy 90 west to Lake Jeffery TR GO

To 2nd Easement to Right Past Closed STORE AT END  
ON RIGHT (RIGHT GATE & END)

## BUILDING INFORMATION

☒ RESIDENTIAL☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sq Ft	Commercial/Institutional System Design Table 1, Chapter 64B-6, FAC
1	<u>MT House</u>	<u>3</u>	<u>2877</u>	<u>Rw Del (Future Home)</u>
2	<u>RV</u>	<u>1</u>	<u>228</u>	<u>3/24/09</u>
3	<u>5/6/09</u>			<u>REVISED</u>
4				<u>3/24/09</u>

☐ Floor/Equipment Drains ☐ Other (Specify)       SIGNATURE: Robert W FordDATE: 10/27/08



