



# Columbia County Gateway to Florida

**FOR PLANNING USE ONLY**

Application # STUP 2103-11  
Application Fee 200.00  
Receipt No. 753157  
Filing Date 3/5/21  
Completeness Date 3/5/21

## Special Temporary Use Permit (41468) Application

### A. PROJECT INFORMATION

1. Project Name: GUSEV
2. Address of Subject Property: 399 SW MANNING PL, LAKE CITY, FL 32024
3. Parcel ID Number(s): 09-6S-17-09630-006
4. Future Land Use Map Designation: AGRICULTURE
5. Zoning Designation: AG-3
6. Acreage: 5.07
7. Existing Use of Property: TEMP USE RV - VACANT
8. Proposed Use of Property: TEMPORARY USE RV
9. Proposed Temporary Use Requested: #10 - 6 MONTH RV PERMIT

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): VASILY GUSEV Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: PO BOX 30406  
City: FT LAUDERDALE State: FL Zip: 33303  
Telephone: (206) 947-3371 Fax: ( ) Email: GUSEV@YAHOO.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.

Cusev Vasily  
Applicant/Agent Name (Type or Print)

[Signature]  
Applicant/Agent Signature

3/5/2021

\_\_\_\_\_  
Date

# Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 3/4/2021

Parcel: << 09-6S-17-09630-006 (35491) >>

## Owner & Property Info

Result: 1 of 1

|              |                                                                                         |              |          |
|--------------|-----------------------------------------------------------------------------------------|--------------|----------|
| Owner        | GUSEV VASILY<br>P O BOX 30406<br>FORT LAUDERDALE, FL 33303                              |              |          |
| Site         | 399 MANNING PL, LAKE CITY                                                               |              |          |
| Description* | LOT 6 HEATHERWOOD S/D. 601-680, 798-129, 807-08, POA 826-267, WD 825-270, WD 1373-1642, |              |          |
| Area         | 5.07 AC                                                                                 | S/T/R        | 09-6S-17 |
| Use Code**   | VACANT (0000)                                                                           | Tax District | 3        |

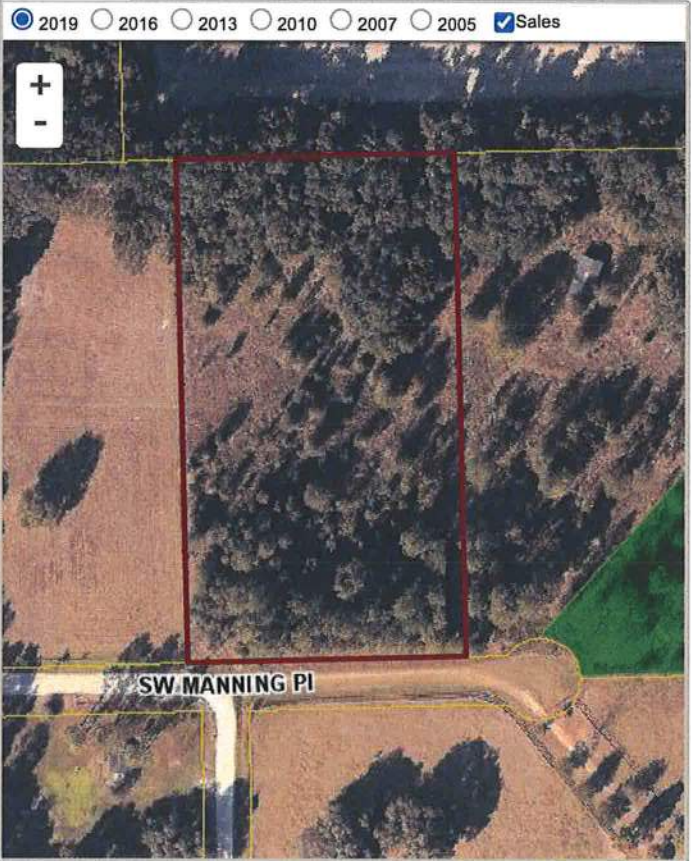
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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

| 2020 Certified Values |                                                                       | 2021 Working Values |                                                       |
|-----------------------|-----------------------------------------------------------------------|---------------------|-------------------------------------------------------|
| Mkt Land              | \$19,604                                                              | Mkt Land            | \$22,855                                              |
| Ag Land               | \$0                                                                   | Ag Land             | \$0                                                   |
| Building              | \$0                                                                   | Building            | \$0                                                   |
| XFOB                  | \$0                                                                   | XFOB                | \$0                                                   |
| Just                  | \$19,604                                                              | Just                | \$22,855                                              |
| Class                 | \$0                                                                   | Class               | \$0                                                   |
| Appraised             | \$19,604                                                              | Appraised           | \$22,855                                              |
| SOH Cap [?]           | \$0                                                                   | SOH Cap [?]         | \$1,291                                               |
| Assessed              | \$19,604                                                              | Assessed            | \$22,855                                              |
| Exempt                | \$0                                                                   | Exempt              | \$0                                                   |
| Total Taxable         | county:\$19,604<br>city:\$19,604<br>other:\$19,604<br>school:\$19,604 | Total Taxable       | county:\$21,564 city:\$0<br>other:\$0 school:\$22,855 |

Aerial Viewer Pictometry Google Maps



## Sales History

| Sale Date  | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-----------|------|-----|-----------------------|-------|
| 11/28/2018 | \$20,000   | 1373/1642 | WD   | V   | Q                     | 01    |
| 7/29/1996  | \$15,000   | 0825/0270 | WD   | V   | U                     | 11    |
| 11/9/1994  | \$11,500   | 0798/1290 | WD   | V   | U                     | 12    |
| 8/1/1986   | \$11,500   | 0601/0680 | AG   | V   | Q                     |       |

## Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE        |              |          |         |           |            |

## Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE |      |          |       |       |      |

## Land Breakdown

| Code | Desc            | Units               | Adjustments                     | Eff Rate    | Land Value |
|------|-----------------|---------------------|---------------------------------|-------------|------------|
| 0000 | VAC RES (MKT)   | 5.070 AC            | 1.0000/1.0000 1.0000/.6500000 / | \$3,867 /AC | \$19,605   |
| 9945 | WELL/SEPT (MKT) | 1.000 UT (0.000 AC) | 1.0000/1.0000 1.0000/ /         | \$3,250 /UT | \$3,250    |

Search Result: 1 of 1

39315

STUP # 2002-09

38584



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL  
SYSTEM  
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 15-0621  
DATE PAID: 5/19/19  
FEE PAID: 310.00  
RECEIPT #: 1429394

APPLICATION FOR:

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

APPLICANT: Vasiliy Gusev

AGENT: ROCKY FORD, A & B CONSTRUCTION

TELEPHONE: 386-497-2311

MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

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

LOT: 6    BLOCK: NA    SUB: Heatherwood    PLATTED: \_\_\_\_\_

PROPERTY ID #: 09-68-17-09630-006    ZONING: \_\_\_\_\_    I/M OR EQUIVALENT: ☒ Y ☐ N

PROPERTY SIZE: 5.07 ACRES    WATER SUPPLY: ☒ PRIVATE    PUBLIC ☐ ≤2000GPD    ☐ >2000GPD

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

PROPERTY ADDRESS: Manning Pl Lake City

DIRECTIONS TO PROPERTY: 441 South to Elliesville Right on Howell Rd Left on Maion  
Man Left on Manning Place Left in drive at corner of Manning Pl and Crockett

BUILDING INFORMATION

☒ RESIDENTIAL    ☐ COMMERCIAL

| Unit No | Type of Establishment | No. of Bedrooms | Building Area Sqft | Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC |
|---------|-----------------------|-----------------|--------------------|--------------------------------------------------------------------|
| 1       | <u>RV</u>             |                 |                    |                                                                    |
| 2       | <u>SF Residential</u> | <u>1</u>        | <u>256</u>         |                                                                    |
| 3       |                       |                 |                    |                                                                    |

☐ Floor/Equipment Drains    ☐ Other (Specify) \_\_\_\_\_

SIGNATURE: Rocky D7    DATE: 8/7/2019

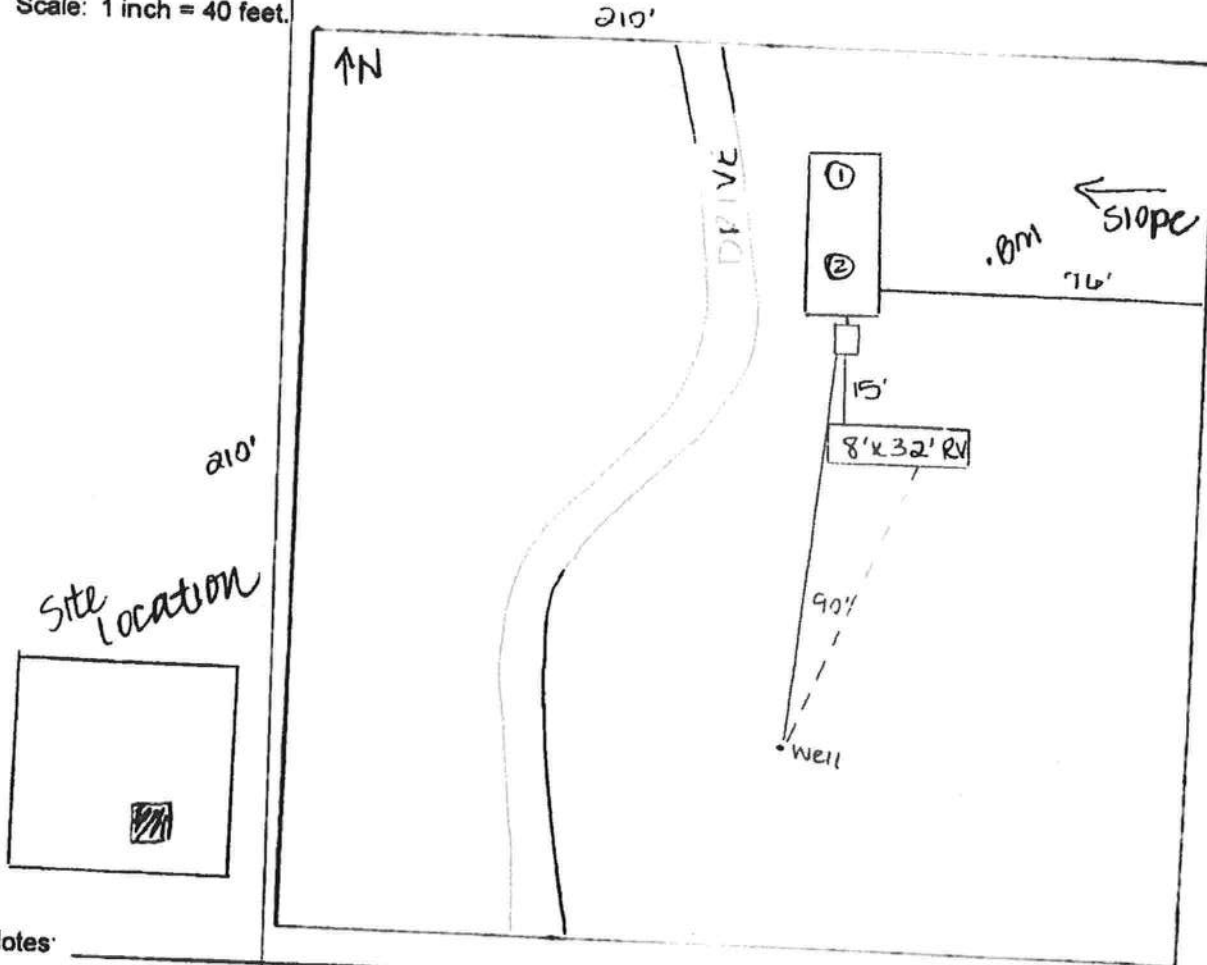
STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 19-0621

V: Ensey

PART II - SITEPLAN

Scale: 1 inch = 40 feet.



Notes:

1 ACRE OF 5.07

Site Plan submitted by: Rodney D. D.

Plan Approved: [Signature]

By: [Signature]

Not Approved

MASTER CONTRACTOR

**Columbia CHD**

Date 8/7/19

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

DH 4015, 08/09 (Obsoletes previous editions which may not be used) Incorporated: 64E-6 001, FAC  
(Stock Number: 5744-002-4015-B)



# Columbia County, FL. Building & Zoning

## RV - Recreational Vehicle Permit

### #000039315



*Original 6 month Permit*

OWNER: GUSEV VASILY

PHONE: 206-947-3371

DATE ISSUED: February 19, 2020

PARCEL ID: 09-6S-17-09630-006

ADDRESS:

399 SW MANNING PL  
LAKE CITY, FL 32024

ACRES: 5.07

SUBDIVISION: HEATHERWOOD

LOT: 6

BLK:

PHASE:

UNIT:

ZONING: AGRICULTURE - 3 A-3

FLOOD ZONE: X

Latitude: 29.987461

Longitude: -82.621607

### CONTRACTOR

NAME: GUSEV VASILY

ADDRESS:

399 SW MANNING PL LAKE CITY,  
FL 32024

PHONE: 206-947-3371

BUSINESS:

LICENSE: -

### PROJECT DETAILS

NO ELECTRICAL INSPECTION REQUIRED POWER TO PROPERTY ALREADY ON, NO INSPECTION FEE CHARGED

RESIDENTIAL OR COMMERCIAL?:

Residential

THIS IS A SERVICE FOR:

6 Month RV

STUP #:

~~2002-09~~ 2020-09

POWER COMPANY:

Clay Electric

SEPTIC #:

19-0621

SETBACKS FRONT:

30

SETBACK SIDE 1:

25

SETBACK SIDE 2:

25

SETBACKS REAR:

25

NUMBER OF EXISTING HOMES ON PROPERTY?:

0

STIPULATIONS:

6 MONTH RV PERMIT ONLY THEN OFF FOR 6  
MONTHS THEN CAN BE RENEWED

ELECTRICAL CODE EDITION:

2014 National Electrical Code

**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. The issuance of this permit does not waive compliance by permittee with deed restrictions.

**Notice:** all other applicable state or federal permits shall be obtained before commencement of this permitted development.

**"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 receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous inspection.