



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # STUP 22 07 - 36

Application Fee 100.⁰⁰

Receipt No. _____

Filing Date 7-12-22

Completeness Date _____

Special Temporary Use Permit Application

A. PROJECT INFORMATION

1. Project Name: House build temp RV Sellers
2. Address of Subject Property: 258 SW Gusty Gln, Lake City, FL 32025
3. Parcel ID Number(s): 33-4S-17-08944-020
4. Future Land Use Map Designation: Homestead
5. Zoning Designation: Residential
6. Acreage: 10.45
7. Existing Use of Property: Timberland
8. Proposed Use of Property: Homestead
9. Proposed Temporary Use Requested: 12 month RV temp use while building a house

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Michael I. Sellers and Christina L. Evans Title: Owners
Company name (if applicable): N/A
Mailing Address: 258 SW Gusty Gln
City: Lake City State: FL Zip: 32025
Telephone: (305) 587-3869 Fax: () Email: mikesellers87@gmail.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: No
- 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.

Michael I. Sellers

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

07/07/2022

Date



Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
aumentumtech.com | 14

Tax Record



Owner Name
1 of 1

Last Update: 7/8/2022 9:50:41 AM EDT

Details

Tax Record

» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill **NEW!**
Change of Address

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R08944-020	REAL ESTATE	2021

Mailing Address
SELLERS MICHAEL I
EVANS CHRISTINA L
258 SW GUTSY GLN
LAKE CITY FL 32025-7934

Property Address
258 GUSTY LAKE CITY

GEO Number
334S17-08944-020

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail
VX 5000

Millage Code
003

Escrow Code

Legal Description (click for full description)

33-4S-17 5600/560010.45 Acres (AKA PRCL F, HILLCREST UNR): COMM SW COR SEC, RUN E ALONG S LINE SEC, 930.91 FT FOR POB, RUN N 19 DG E 1242.75 FT, RUN S 79 DG E 226.26 FT, E 119.07 FT, S 16 DG W 1172.95 FT TO S LINE SEC, W 415.81 FT TO POB. ORB 989-199, CORR WD 1172-1347 WD 1172-1349, WD 1328-556,

Searches

Account Number
GEO Number
Owner Name
Property Address
Mailing Address

Site Functions

Tax Search
Local Business Tax
Contact Us
County Login
Home

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	18,140	5,000	\$13,140	\$102.69
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	18,140	5,000	\$13,140	\$9.83
LOCAL	3.6430	18,140	5,000	\$13,140	\$47.87
CAPITAL OUTLAY	1.5000	18,140	5,000	\$13,140	\$19.71
SUWANNEE RIVER WATER MGT DIST	0.3615	18,140	5,000	\$13,140	\$4.75
LAKE SHORE HOSPITAL AUTHORITY	0.0000	0	0	\$0	\$0.00
Total Millage	14.0675	Total Taxes			\$184.85

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$60.78

Total Assessments \$60.78

Taxes & Assessments \$245.63

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/10/2021	PAYMENT	9920695.0001	2021	\$235.80

[Prior Years Payment History](#)

Prior Year Taxes Due

NO DELINQUENT TAXES

[Print](#) | << First < Previous Next > Last >>

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terr.
Lake City, FL 32055

Inst: 201612021185 Date: 12/29/2016 Time: 3:25 PM
Page 1 of 2 B: 1328 P: 556, P.DeWitt Cason, Clerk of Court
Columbia County, FL 320
Deputy Clerk/Doc Stamp/Deed: 455.00

ATT# 4-7482

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 27 day of December, 2016, Andrew T. Nelson and his wife, Rachel Vann Nelson, hereinafter called the grantor, to Michael I. Sellers and his wife, Christina L. Evans whose post office address is: 516 Truman Annex, Unit C, Key West, FL 32040 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

Brandi Lynn Lee
Witness:

Brandi Lee
Printed Name

Brandi Lee
Witness:

Brandi Lee
Printed Name

Andrew T. Nelson
Andrew T. Nelson

Rachel Vann Nelson
Rachel Vann Nelson

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27 day of December, 2016 by ANDREW T. NELSON AND HIS WIFE, RACHEL VANN NELSON personally known to me or, if not personally known to me, who produced Brandi Lee for identification and who did not take an oath.

Brandi Lynn Lee
Notary Public

(Notary Seal)



Brandi Lynn Lee
NOTARY PUBLIC
STATE OF FLORIDA
Comm# 00052483
Expires 12/5/2020

EXHIBIT "A"

ATT 7482

Parcel "F"

A part of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 33, and run thence N 89°22'48" E, along the South line of said Section 33, 930.91 feet to the Point Of Beginning; thence N 19°29'55" E, 1242.75 feet; thence S 79°56'08" E, 226.26 feet; thence S 87°33'18" E, 119.07 feet; thence S 16°53'21" W, 1172.95 feet to a point on the South line of said Section 33; thence S 89°22'48" W, along said South line, 415.81 feet to the Point Of Beginning.

TOGETHER WITH AND SUBJECT TO

Easement

An easement for ingress and egress purposes, lying 30 feet to the left and 30 feet to the right of the following described centerline; commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, and run thence S 06°04'30" W, 663.01 feet; thence S 89°28'02" W, 30.00 feet to the Point of Beginning of said centerline; thence S 06°04'26" W, 530.65 feet; thence S 22°46'38" W, 95.13 feet to the Point of curvature of a curve to the left having a radius of 300.00 feet, an included angle of 16°52'21"; and a chord bearing of S 14°20'28" W, thence Southerly along the arc of said curve, 88.34 feet to the Point of reverse curve, having a radius of 360.00 feet, an included angle of 32°07'22", and a chord bearing of S 21°57'58" W; thence Southwesterly along the arc of said curve, 201.83 feet, to the Point of reverse curve having a radius of 300.00 feet, an included angle of 31°57'10", and a chord bearing of S 22°03'05" W, thence Southwesterly along the arc of said curve 167.30 feet; thence S 06°04'30" W, 64.13 feet to the Point of Curvature of a curve to the left having a radius of 300.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E; thence Southeasterly along the arc of said curve 95.82 feet; thence S 12°13'30" E, 212.18 feet to the Point of curvature of a curve to the right, having a radius of 360.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E, thence Southerly along the arc of said curve 114.98 feet; thence S 06°04'30" W, 764.74 feet; thence N 90°00'00" E, 154.00 feet to the Point of curvature of a curve to the right having a radius of 330.00 feet, an included angle of 19°33'54", and a chord bearing of S 80°13'03" E; thence Southeasterly along the arc of said curve, 112.69 feet; thence S 70°26'06" E, 483.93 feet to the Point of Curvature of a curve to the right having a radius of 330.00 feet, an included angle of 76°32'43", and a chord bearing of S 32°09'44" E, thence Southeasterly, along the arc of said curve, 440.87 feet; thence S 06°06'38" W, 523.91 feet to a point herein known as Point "A"; thence continue S 06°06'38" W, 108.64 feet to the Point of Termination of said centerline, said point being the radius point of a 50 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet; thence begin at the Point herein called Point "A", and run thence N 87°33'18" W, 807.09 feet to the point of termination of said centerline, said point being the radius of a 50.00 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet.

Att

SSO 131207744



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

PERMIT NO. 28-0432
DATE PAID: 5/18/22
FEE PAID: 325.00
RECEIPT #: 1834188
7/8/22 55.00 Amendment

APPLICATION FOR:

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

APPLICANT: MIKE SELLERS

AGENT: TRADEMARK CONSTRUCTION GROUP INC. TELEPHONE: 386-755-5254

MAILING ADDRESS: 1603 SW MIDTOWN PLACE SUITE 101 LAKE CITY FL 32025

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: _____ BLOCK: _____ SUBDIVISION: _____ PLATTED: _____

PROPERTY ID #: 33-45-17-08944-020 ZONING: PL I/M OR EQUIVALENT: ☒ Y / ☒ N

PROPERTY SIZE: 10.45 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐ <=2000GPD ☐ >2000GPD

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

PROPERTY ADDRESS: 258 SW GUSTY GLN LAKE CITY FL 32025

DIRECTIONS TO PROPERTY: S ON TUSTENUGGIE LEFT ON BEDENBAUGH

RIGHT ON SW WENDY TER LEFT ON SW BREEZY DR

RIGHT ON GUSTY GLN

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	RV	1br	250sqft	<u>MS</u>
2	STR	<u>4</u>	<u>2407</u>	<u>7/08/2022</u>
3				
4				



☐ Floor/Equipment Drains ☐ Other (Specify)

SIGNATURE: [Signature] MS 7/08/2022 DATE: 7/08/2022 MS

22-0432

Columbia CHD

APPROVED

5/18/22

REVISED
EH 2/8



DATE: 01/11/22
REVISIONS:
DESCRIPTION:

DESIGNED BY
TR ADEMARC
Construction Group, Inc.
1501 W. Main Street
Suite 100
Portland, OR 97201
Phone: 503.222.1234

CERTIFICATE OF AUTHORIZATION
CES
Central Engineering Services, LLC
401 SW 1st Ave
Suite 100
Portland, OR 97201
Phone: 503.222.1234

TM
BC

SELLERS RESIDENCE
SITE PLAN

W22.001

APPROVED

Sally Ford
EH Director
Columbia
7.11.22