



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # STUP 2202-09

Application Fee 200.00

Receipt No. 757989

Filing Date 2-28-22

Completeness Date 4/26/22

## Special Temporary Use Permit Application

### A. PROJECT INFORMATION

1. Project Name: Stephen A Beymer
2. Address of Subject Property: 1992 SW Central ter
3. Parcel ID Number(s): 06865-075
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: Single family house.
6. Acreage: 2
7. Existing Use of Property: \_\_\_\_\_
8. Proposed Use of Property: \_\_\_\_\_
9. Proposed Temporary Use Requested: 6 month temp. RV

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Stephen A Beymer Title: owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 1992 SW Central Ter  
City: Fort White State: FL Zip: 32038  
Telephone: (239) 209-6695 Fax: ( ) Email: Steve.beymer@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): Stephen A Beymer Owner  
Mailing Address: 2236 Flora Ave  
City: Fort Myers State: FL Zip: 33907  
Telephone: (239) 209-6695 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.

Stephen A. Beymer  
Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

2/22/22  
Date

43456

Return to:  
Alexander Neal Beymer or  
Stephen Allen Beymer  
2236 Flora Ave  
Ft. Myers, FL 33907

Inst: 202112026266 Date: 12/29/2021 Time: 18:16AM  
Page 1 of 2 B: 1455 P: 2327, James M Swisher Jr, Clerk of Court  
Columbia County, By: VC  
Deputy ClerkDoc Stamp-Deed: 70.00

STATE OF Florida COUNTY OF  
Columbia

SPECIAL WARRANTY DEED

This INDENTURE, made this 29 day of December 2021 Between Dale Goss and Teresa Goss, whose mailing address is: 1709 NW Frontier Drive, Lake City, Florida 32055, party of the first part, to Alexander Neal Beymer or Stephen Allen Beymer, whose mailing address is: 2236 Flora Avenue, Fort Myers, Florida 33907, party of the second part. See also, Attachment A.

WITNESSETH:

First party, for and in consideration of the sum of TEN and NO/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Parcel Number 00865-075 (43846) Lot 75 unit 12, Three Rivers Estates per Plat Book 4 page 117-117a of the Public Records of Columbia County, Florida. 712-369, 371, QC 1094-2617, TD 1364-1897.**

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor or any members of the household reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning and ordinances and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 28 day of DECEMBER 2021.

Signed, sealed and delivered in the presence of:

Dale Goss

Dale Goss

Teresa Goss

Teresa Goss

George Motors

Witness Printed Name

[Signature]

Witness Signature

Michael J. Carr

Witness Printed Name

[Signature]

Witness Signature

State of Florida County of Columbia

THE FOREGOING INSTRUMENT was acknowledged before me this 28<sup>th</sup> day of December, 2021 by DALE and TERESA GOSS, who is personally known to me or who has produced DRIVERS LICENSES as identification.

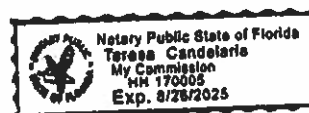
[Signature]

Notary Public

Notary Seal:

Teresa Candalaria

Printed Notary Name



My Commission Expires: 8/26/25

generated on 2/28/2022 10:33:30 AM EST

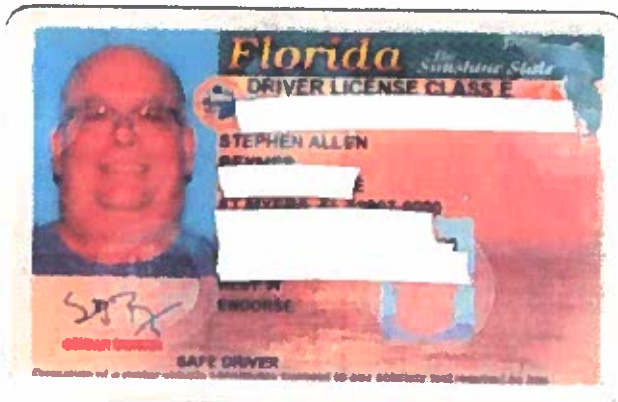
**Last Update: 2/28/2022 10:33:07 AM EST**

### 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.

Prior Years Payment History

NO DELINQUENT TAXES





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

CR # 10-8751

PERMIT NO. 22-0246  
DATE PAID: 3.22.22  
FEE PAID: 310.00  
RECEIPT #: AP1812478

APPLICATION FOR:

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

APPLICANT: STEVEN BEYMER

AGENT: LUNDY SEPTIC

TELEPHONE: (386) 590-6272

MAILING ADDRESS: 8596 HWY 90 EAST

LIVE OAK

FL 32060

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: 74 & 75 BLOCK: N/A SUBDIVISION: 3 RIVERS ESTATES UNIT 12 PLATTED: \_\_\_\_\_

PROPERTY ID #: 00-00-00-00865-074 & -075 ZONING: RES I/M OR EQUIVALENT: ☐ NO ☐

PROPERTY SIZE: 1.830 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐  $\leq 2000$  GPD ☐  $> 2000$  GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☐ NO ☐ DISTANCE TO SEWER: N/A FT

PROPERTY ADDRESS: 1992 SW CENTRAL TERRACE FORT WHITE

DIRECTIONS TO PROPERTY: TAKE STATE ROAD 47 TO FORT WHITE. TURN RIGHT ON US 27. TURN LEFT ON SOUTHWEST RIVER SIDE DRIVE. TURN LEFT ON SOUTHWEST UTAH STREET. TAKE RIGHT ON CENTRAL TERRACE, TO THE END ON RIGHT.

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	CAMPER	1	256	
2				
3				
4				

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

SIGNATURE: [Signature]

DATE: 3-22-22

**Application for Onsite Sewage Disposal System  
Construction Permit. Part II Site Plan  
Permit Application Number: \_\_\_\_\_**

**ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH UNIT**

CR# 10-8751

SEE ATTACHED

NO WELLS WITHIN 100'

Site Plan Submitted By Paul R. [Signature] Date 3/18/22  
Plan Approved X Not Approved \_\_\_\_\_ Date 4/25/22

By Salli Ford Env Health Columbia CPHU

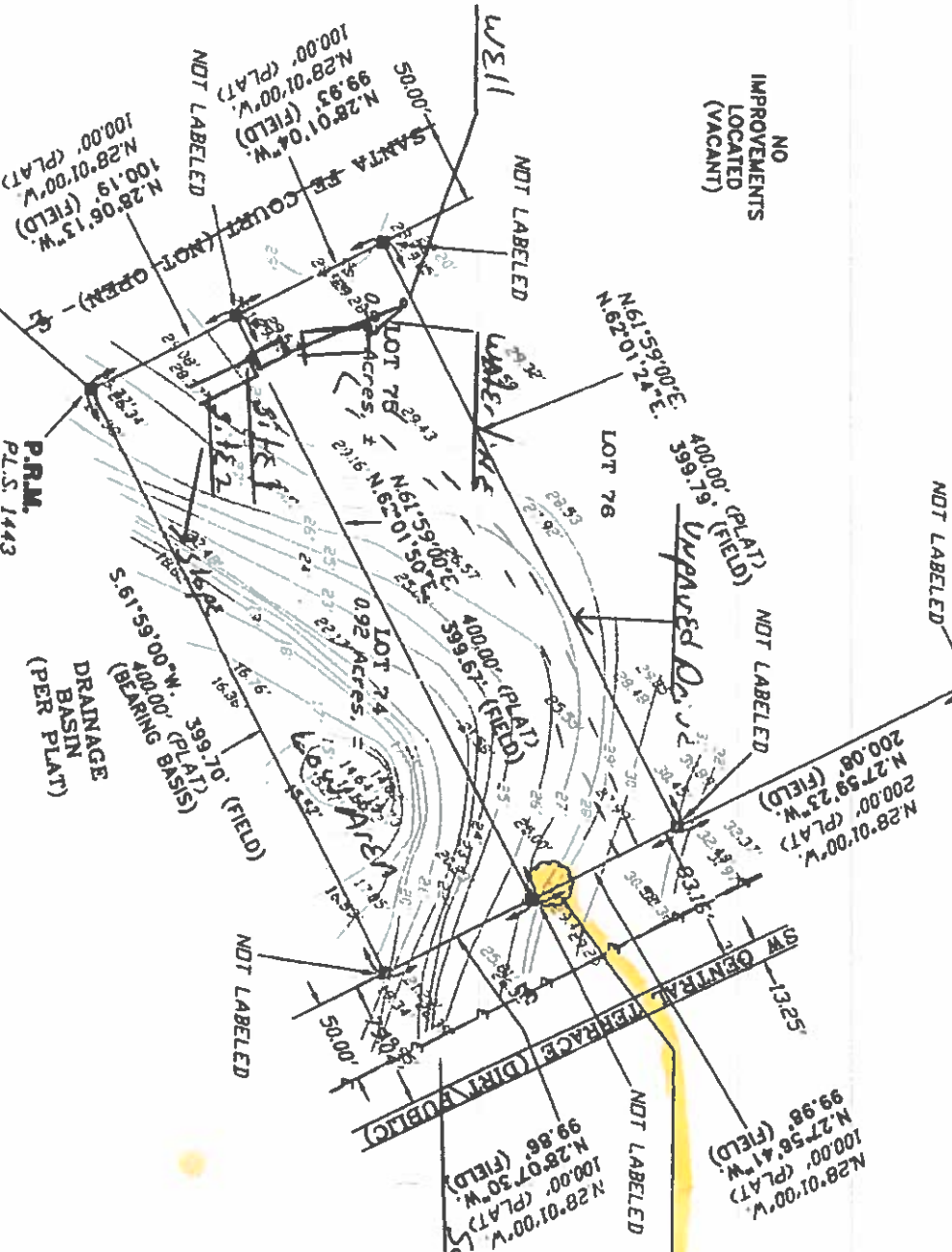
Notes: \_\_\_\_\_

BOUNDARY SURVEY IN  
RANGE 15 EAST,

DESCRIPTION:  
LOTS 74 & 75 OF 'THREE RIVERS  
ESTATES UNIT NO. 12' AS PER THE PLAT  
THEREOF RECORDED IN PLAT BOOK 4,  
PAGES 117 AND 117A OF THE PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLORIDA.

22-0246

NO  
IMPROVEMENTS  
LOCATED  
(VACANT)



SPIKE SET IN  
20' OAK TREE  
ELEVATION = 32.96'

SCALE: 1" = 100'



- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
  2. BEARINGS ARE BASED ON SAID PLAT OF RECORD AND LOT 74.
  3. THIS PARCEL IS IN ZONE 'AE' AND IS SUBJECT TO 1. IS ESTABLISHED TO BE 33.7 FEET AS PER FLOOD IN 2009 FIRM PANEL NO. 12023C0467C. HOWEVER, THE 1 SUBJECT TO CHANGE.
  4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DATE OF FIELD SURVEY AS SHOWN HEREON.
  5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS ARE THIS SURVEY EXCEPT AS SHOWN HEREON.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF POLICY.
  7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS.
  8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OR THE ADJACENT OWNERSHIP INFORMATION AS SHOWN IN PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE NOTED.

CERTIFIED TO:

No Wells within 100'