



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 10/31/2024 Meeting Date: 11/7/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Request by Terry Thomas to deed 2 acres to son, Stephen

2. Recommended Motion/Action:

Approve SFLP241003

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
11/7/2024



Columbia County Gateway to Florida

67714
FOR PLANNING USE ONLY

Application # SFLP 241003

Application Fee \$50.00

Receipt No. 768502

Filing Date 10-23-2024

Completeness Date 11-7-2024

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: TERRY THOMAS
2. Address of Subject Property: 497 SW GUTHER
3. Parcel ID Number(s): 31-35-16-02418-003
4. Future Land Use Map Designation: AGRICULTURE-3
5. Zoning Designation: A-3
6. Acreage of Parent Parcel: 37 AC
7. Acreage of Property to be Deeded to Immediate Family Member: 2 AC
8. Existing Use of Property: VACANT
9. Proposed use of Property: RESIDENTIAL
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: STEPHEN R. HETT THOMAS

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): TERRY THOMAS Title: _____
Company name (if applicable): _____
Mailing Address: 497 SW GUTHER CT.
City: LAKE CITY State: FL Zip: 32024
Telephone: (386) 623-5272 Fax: () Email: CHUBBYTHOMAS57@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 R. HETT THOMAS
Mailing Address: SAME
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. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
Survey
- ✓ 2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
- ✗ 4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
- ✗ 5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
- ✗ 6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
- ✗ 7. Proof of Ownership (i.e. deed).
- ✗ 8. Agent Authorization Form, if applicable (signed and notarized).
- ✗ 9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

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.

Terry Alva Thomas

Applicant/Agent Name (Type or Print)

Terry Alva Thomas

Applicant/Agent Signature

10/21/2024

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Terry A. Thomas, the Owner of the parent parcel which has been subdivided for Stephen B. Thomas the Immediate Family Member of the Owner, and which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as son. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate 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 Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
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 Parent Tract Tax Parcel No. T60.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. T60.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member 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.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. 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.

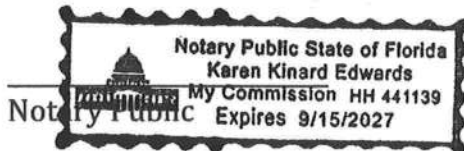
Terry A. Thomas
Owner

Stephen Rhett Thomas
Immediate Family Member

Terry A. Thomas
Typed or Printed Name

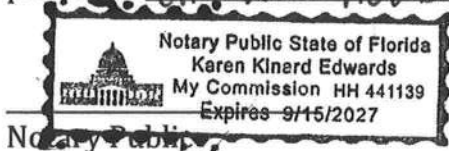
Stephen Rhett Thomas
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 30th day of October, 2024,
by Terry A. Thomas (Owner) who is personally known to me or has produced
drivers license as identification.



Karen Kinard Edwards

Subscribed and sworn to (or affirmed) before me this 30th day of October, 2024,
by Terry A. Thomas (Family Member) who is personally known to me or has
produced drivers license as identification.



Karen Kinard Edwards

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Sweet

Name: Karen Aiken-Sweet

Title: Planning Technician



Printed: Thu Oct 31 2024 10:29:14 GMT-0400 (Eastern Daylight Time)

Parcel No: 31-3S-16-02418-003
Owner: THOMAS TERRY
Subdivision:
Lot:
Acres: 37.6230469
Deed Acres: 37 Ac
District: District 2 Rocky Ford
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

STATE OF FLORIDA

OFFICE of VITAL STATISTICS
CERTIFICATION OF BIRTH

NAME: STEPHEN RHETT THOMAS

DATE OF BIRTH: [REDACTED] SEX: [REDACTED]

PLACE OF BIRTH: ALACHUA COUNTY, FLORIDA

CERTIFICATE NUMBER: [REDACTED]

DATE FILED: [REDACTED] DATE ISSUED: [REDACTED]

MOTHER'S MAIDEN NAME: BROOKE LANE BULLARD

FATHER'S NAME: TERRY ALVA THOMAS

This is to certify that this is a true abstract of the official record filed with this office.

By

State Registrar

WARNING:

DO NOT ACCEPT CERTIFIED COPIES UNLESS ON SECURITY PAPER WITH COLORED BACKGROUND
THE LETTERS FLA IN THE UPPER RIGHT AND LEFT CORNERS OF PAPER ON FRONT AND
TICAL SECURITY LINES ON BACK. ALTERATION OR ERASURE VOIDS THIS CERTIFICATE.

FLORIDA DEPARTMENT OF
HEALTH

HRS Form 1563A (1-97)

Florida DRIVER LICENSE

4d DLN T520-796-93-455-0 CLASS E

1 THOMAS
2 STEPHEN RHETT
3 26464 COUNTY RD 260
4 SANDERSON, FL 32087-2923

3 DOB 12/15/1993 15 SEX M SAFE DRIVER
4b EXP 12/15/2025 16 HGT 5'-10"
12 REST NONE 9a END NONE

14a ISS 11/22/2017
5DD K631905770000
REPLACED 05/27/2016

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

USA CLASS E

DONOR

Florida DRIVER LICENSE

4d DLN T520-801-57-137-0 CLASS E

1 THOMAS
2 TERRY ALVA
3 497 SW GUNTHER CT
4 LAKE CITY, FL 32024-3500

3 DOB 04/17/1957 15 SEX M
4b EXP 04/17/2028 16 HGT 5'-08"
12 REST NONE 9a END NONE

14a ISS 04/07/2020
5DD K632004074767

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

USA CLASS E

DONOR

Kyle Keen, CFC
Columbia County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

6072.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02418-003		003

THIS BILL IS FULLY PAID

NW1/4 OF SE1/4, EX 1 AC DESC ORB
758-2006 & EX 2 AC DESC ORB

THOMAS TERRY
497 SW GUNTHER CT
LAKE CITY FL 32024

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	18,767	7.8150	0	18,767	146.66
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	18,767	0.7480	0	18,767	14.04
LOCAL	18,767	3.2170	0	18,767	60.37
CAPITAL OUTLAY	18,767	1.5000	0	18,767	28.15
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	18,767	0.3113	0	18,767	5.84
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	18,767	0.0001	0	18,767	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.5914	AD VALOREM TAXES	255.06
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @0.0000	0.00

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	255.06	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	255.06	-10.20	0.00	244.86	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2023 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

6072.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02418-003		003

THIS BILL IS FULLY PAID

NW1/4 OF SE1/4, EX 1 AC DESC ORB
758-2006 & EX 2 AC DESC ORB

THOMAS TERRY
497 SW GUNTHER CT
LAKE CITY FL 32024

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	255.06	-10.20	0.00	244.86	0.00

Receipt(s) 2023-2303927 on 11/30/23 for \$244.86 by THOMAS TAXES

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

William Goodin

From: William Goodin
Sent: Wednesday, October 30, 2024 10:34 AM
To: 'R Thomas'
Cc: 'Chubby Thomas'; Karen Aiken-Smoot
Subject: RE: invoice
Attachments: Special Family Lot Permit Affidavit (September 2021) Fillable.pdf

Rhett,

I need the attached completed with signatures notarized.
I am going to try and get on 11/7 BCC agenda, but will need the affidavit before I can complete process.

Louie Goodin
Columbia County Planner
386.754.7119

From: William Goodin
Sent: Wednesday, October 23, 2024 3:49 PM
To: 'R Thomas' <rhettthom@gmail.com>
Cc: Chubby Thomas <chubbythomas57@gmail.com>; Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Subject: RE: invoice

A 911 address will not be issued until the property split is approved by the BCC and a new deed is recorded.

Louie Goodin
Columbia County Planner
386.754.7119

From: R Thomas [mailto:rhettthom@gmail.com]
Sent: Wednesday, October 23, 2024 3:30 PM
To: William Goodin <wgoodin@columbiacountyfla.com>
Cc: Chubby Thomas <chubbythomas57@gmail.com>; Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Subject: Re: invoice

External Sender - From: (R Thomas <rhettthom@gmail.com>)
This message came from outside your organization.

WARNING This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.

Ok, so the board approves and a new parcel is issued. How do I go about getting a physical address? I have found something called E911 address on the county website. Is this it?

On Wed, Oct 23, 2024, 3:26 PM William Goodin <wgoodin@columbiacountyfla.com> wrote:

That is correct, you will need the approval of the Board before you can proceed forward with the split.

Thank you sir, received and paid. I had two questions for you that I thought of and I have tried looking online but I can't seem to find anything.

At what point do we receive a tax parcel number and what steps do I need to take to get a physical address? In order to complete the D transfer I need both a parcel number and a physical address.

On Wed, Oct 23, 2024, 2:18 PM William Goodin <wgoodin@columbiacountyfla.com> wrote:

See attached

Louie Goodin

Columbia County Planner

386.754.7119



Zoning Department

Receipt Of Payment

Applicant Information

THOMAS TERRY
497 SW Gunther Ct

Method

Credit Card
13431460

Date of Payment

10/23/2024

Payment

768502

Amount of Payment

\$50.00

AppID: 67716 Development #: SFLP241003
Special Family Lot Permit
Parcel: 31-3S-16-02418-003
Address: 497 SW Gunther Ct

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
10/23/2024	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
10/23/2024	Payment: Credit Card 13431460	(\$50.00)
		\$0.00