



**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: 5/5/2026 **Meeting Date:** 5/21/2026

Department: Zoning Department

1. Nature and purpose of agenda item:

Ramey and Beatrice Billeyh are requesting a Special Family Lot Permit (SFLP260501) to deed 1.21 acers to Beatrice's mother, Maria Romero.

2. Recommended Motion/Action:

Approve SFLP260501

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
5/21/2026



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 260501

Application Fee \$50.00 CASH

Receipt No. 773247

Filing Date 5.4.2026

Completeness Date 5.4.2026



Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: RAMEY BILLEYH & BEATRICE BILLEYH
2. Address of Subject Property: 440 NW SPRADLEY RD LAKE CITY, FL 32055
3. Parcel ID Number(s): 33-1S-17-04633-002
4. Future Land Use Map Designation: AGRICULTURAL-3
5. Zoning Designation: A-3
6. Acreage of Parent Parcel: 20.77
7. Acreage of Property to be Deeded to Immediate Family Member: 1.21
8. Existing Use of Property: PASTURE
9. Proposed use of Property: PRIMARY RESIDENCE
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: MARIA ELBA ROMERO

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): RAMEY BILLEYH & BEATRICE BILLEYH Title: _____
Company name (if applicable): _____
Mailing Address: 440 NW SPRADLEY RD
City: LAKE CITY State: FL Zip: 32055
Telephone: () 404-791-7918 Fax: () Email: RBILLEYH@HOTMAIL.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.**

✓ DL x 2
✓ BIRTH CERT

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).
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.

Ramey & Beatrice Bilkey

Applicant/Agent Name (Type or Print)

[Signature] / Beatrice Bilkey

Applicant/Agent Signature

Date

COLUMBIA COUNTY

Property Appraiser

Parcel 33-1S-17-04633-002

<https://search.ccpafl.com/parcel/04633002171S33>

440 NW SPRADLEY RD

Owners

BILLEYH RAMEY
BILLEYH BEATRICE
440 NW SPRADLEY RD
LAKE CITY, FL 32055-5251

Use: 5000: IMPROVED AG

Subdivision: DIST 3

Legal Description

THAT PORTION OF W1/2 OF NW1/4 LYING S OF SPRADLEY RD, EX 5 AC OF E SIDE OF SW1/4 OF NW1/4 & EX 0.11 AC DESC ORB 970-1816 ALSO, COMM SE COR OF NW1/4 OF NW1/4, RUN N 183.32 FT FOR POB, RUN N 17 DEG E 183.59 FT TO S R/W...



Tax Bill Detail

Payment Options

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R04633-002

BILLEYH RAMEY

Year: 2025 Bill Number: Owner: BILLEYH RAMEY
Tax District: 3 20367
Property Type:
Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
BILLEYH RAMEY 440 SPRADKEY
440 NW SPRADLEY RD LAKE CITY 32055
LAKE CITY FL 32055-
5251

This Bill: \$0.00

All Bills: \$0.00

Cart Amount: \$0.00

Bill 20367 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,917.75	\$1,917.75	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$202.02	\$202.02	\$0.00
LOCAL	3.1010	\$837.55	\$837.55	\$0.00
CAPITAL OUTLAY	1.5000	\$405.13	\$405.13	\$0.00
Subtotal	5.3490	\$1,444.70	\$1,444.70	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$69.00	\$69.00	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4453	\$3,431.48	\$3,431.48	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$1,459.10	\$1,459.10	\$0.00
SOLID WASTE - ANNUAL	\$1,008.72	\$1,008.72	\$0.00
TOTAL	\$2,467.82	\$2,467.82	\$0.00

PREPARED BY & RETURN TO:

Name: RAMEY BILLEYH
Address: 440 NW SPRADLEY ROAD
LAKE CITY, FL 32055

Parcel No.: 04633-002

Inst: 202612007530 Date: 04/06/2026 Time: 3:39PM
Page 1 of 2 B: 1564 P: 2433, James M Swisher Jr, Clerk of Court
Columbia, County, Ry: VC *de*
Deputy Clerk/Notary Stamp/Doc: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of April, 2026, by **RAMEY BILLEYH, A MARRIED MAN**, hereinafter called the Grantor, to **RAMEY BILLEYH and BEATRICE BILLEYH, HUSBAND AND WIFE**, whose post office address is **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

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

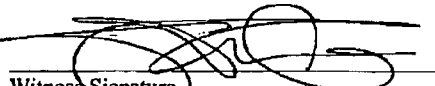
SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

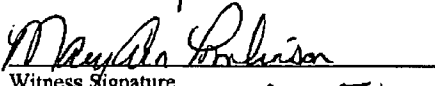
TO HAVE AND TO HOLD the same in fee simple forever.

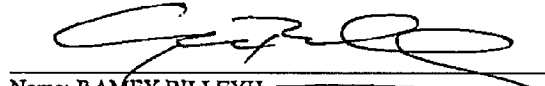
And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2026.

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055


Witness Signature
Printed Name: Mary Ann Tomlinson
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32055


Name: RAMEY BILLEYH L.S.
Address: 440 NW SPRADLEY ROAD, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2026, by RAMEY BILLEYH, who is personally known to me or who has produced DRIVER LICENSE as identification.



EXHIBIT "A"

A part of the W 1/2 of the NW 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of said Section 33, and run thence S 89°39'51" E, along the South line of NW 1/4 of said Section 33, 572.60 feet; thence N 01°00'25" E, 1959.96 feet to a point on the South right-of-way line of Spradley Road (a county maintained road); thence N 71°20'13" W, along said South right-of-way line, 600.86 feet to a point on the West line of said Section 33; thence S 01°00'25" W, along said West line, 2148.91 feet to the POINT OF BEGINNING

LESS AND EXCEPT:

COMMENCE at the Southwest corner of the Northwest 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida, and run North 87°55'02" East along the South line of the Northwest 1/4 of Section 33 a distance of 110.00 feet to the POINT OF BEGINNING; thence North 04°34'24" East a distance of 861.00 feet; thence North 87°55'02" East a distance of 254.68 feet; thence South 04°34'24" West a distance of 861.00 feet to a point on the South line of the Northwest 1/4 of Section 33; thence South 87°55'02" West along said South line of the Northwest 1/4 of Section 33 a distance of 254.68 feet to the POINT OF BEGINNING.

Subject to a non-exclusive easement, being 30 feet in width, for ingress and egress purposes and public and private utilities, lying 30 feet right of and adjacent to the following described line: Commence at the SW corner of the NW ¼ of Section 33, Township 1 South, Range 17 East, Columbia County, Florida and run N 87°55'02" E along the South line of the NW ¼ of Section 33 a distance of 572.87 feet; thence N 01°26'30" W a distance of 779.08 feet to the point of beginning; thence S 58°04'28" W a distance of 79.78 feet; thence S 79°25'29" W a distance of 34.36 feet; thence N 77°43'15" W a distance of 28.10 feet to the terminal point of herein described line and easement.

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Ramsey and Beatrice Billeg, the Owner of the parent parcel which has been subdivided for Maria Elva Romero, 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 MOTHER. 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. 33-15-17-04633-002
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. 33-15-17-04633-006
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.



Owner

Ramey and Beatrice Billeg
Typed or Printed Name

Maria Romero
Immediate Family Member

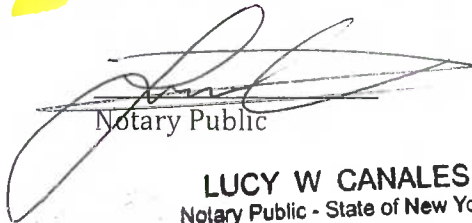
Maria Elba Romero
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 4 day of May, 2026
by RAMEY & BEATRICE (Owner) who is personally known to me or has produced
BILLEY.H as identification. FLD


Notary Public



 Subscribed and sworn to (or affirmed) before me this 20th day of April, 2026,
by Maria E. Romero (Family Member) who is personally known to me or has
produced NYS Identification Card as identification.


Notary Public

LUCY W CANALES
Notary Public - State of New York
No. 01CA6421255
Qualified in Nassau County
My Commission Expires 08/30/2029

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoot
Name: KAREN AIKEN-SMOOT
Title: PLANNING TECH





Building and Zoning Department

Special Family Lot Permit Application

Invoice

76169

Applicant Information

BILLEYH RAMEY, BILLEYH
BEATRICE
440 NW Spradley Rd

Invoice Date

05/04/2026

Permit

SFLP260501

Amount Due

\$50.00

Job Location

Parcel: 33-1S-17-04633-002
Owner: BILLEYH RAMEY, BILLEYH BEATRICE,
Address: 440 NW Spradley Rd

Contractor Information

Invoice History

Date	Description	Discount	Amount
05/04/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$0.00	\$50.00

Amount Due: **\$50.00**

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

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

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Building Department

Receipt Of Payment

Applicant Information

BILLEYH RAMEY, BILLEYH
BEATRICE
440 NW Spradley Rd

Method

Cash

Date of Payment

05/04/2026

Payment

773267

Amount of Payment

\$50.00

ApplID: 76169 Permit #: SFLP260501
Special Family Lot Permit
Parcel: 33-1S-17-04633-002
Owner: BILLEYH RAMEY, BILLEYH BEATRICE,
Address: 440 NW Spradley Rd

Contractor Information

Payment History

Date	Description	Amount
05/04/2026	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
05/04/2026	Payment: Cash	(\$50.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.