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: 8/20/2025 **Meeting Date:** 9/4/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Special Family Lot Request - SFLP250803 - a request by Jeff & Mary Connelly to deed 1 acre to sister Helen Bolton

2. Recommended Motion/Action:

Approve Special Family Lot Request - SFLP250803

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 9/4/2025

72797

Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SFLP 250803
Application Fee $50.00
Receipt No. 771494
Filing Date 8-19-2025
Completeness Date 9.4.2025

ZONING DEPARTMENT COLUMBIA COUNTY GATEWAY TO FLORIDA APPROVED

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: MARY CLAIRE CONNELLY
2. Address of Subject Property: 598 SW BARNEY ST., HIGH SPRINGS, FL 32643
3. Parcel ID Number(s): 09-7S-17-09961-000
4. Future Land Use Map Designation:
5. Zoning Designation:
6. Acreage of Parent Parcel: 7.35 AC
7. Acreage of Property to be Deeded to Immediate Family Member: 1 ACRE
8. Existing Use of Property:
9. Proposed use of Property:
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: HELEN BOLTON

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): Mary Claire Connelly Title:
   Company name (if applicable):
   Mailing Address: 598 SW Barney Street
   City: High Springs State: FL Zip: 32643
   Telephone: (___) 352-514-4387 Fax: (___) Email: Jfcon8@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): Jeffrey L Connelly
   Mailing Address: 598 SW Barney Street
   City: High Springs State: FL Zip: 32643
   Telephone: (352) 5144387 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).

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 t hat 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.

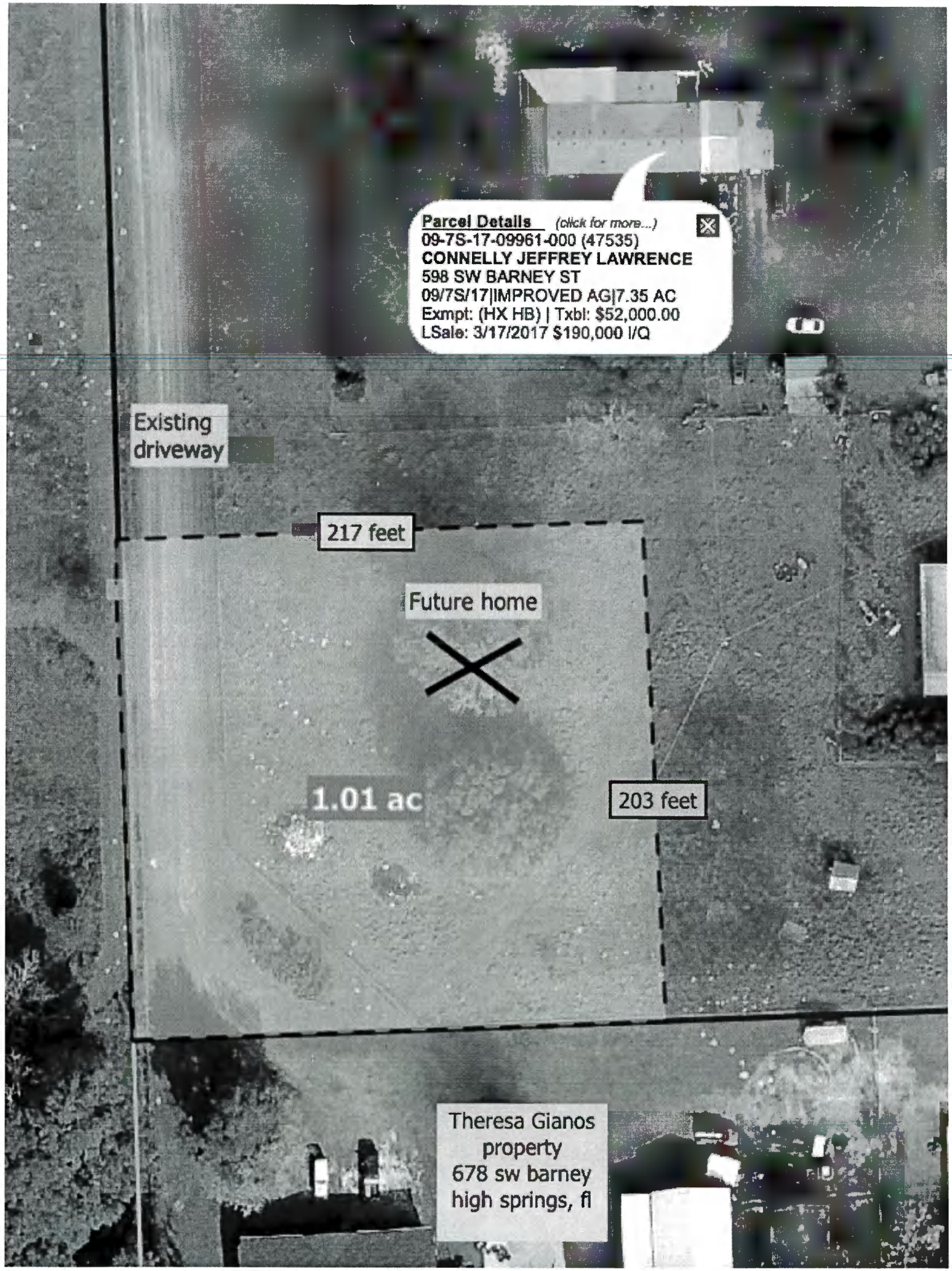
Jeffrey Connelly

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

8-17-25

Date


Parcel Details (click for more...)
09-7S-17-09961-000 (47535)
CONNELLY JEFFREY LAWRENCE
598 SW BARNEY ST
09/7S/17|IMPROVED AG|7.35 AC
Exmpt: (HX HB) | Txbl: $52,000.00
LSale: 3/17/2017 $190,000 I/Q
Existing driveway
217 feet
Future home
1.01 ac
203 feet
Theresa Gianos property 678 sw barney high springs, fl

COLUMBIA COUNTY
Property Appraiser

Parcel 09-7S-17-09961-000

https://search.ccpafl.com/parcel/09961000177S09

598 SW BARNEY ST

Owners

CONNELLY JEFFREY LAWRENCE
CONNELLY MARY CLAIRE
598 SW BARNEY ST
HIGH SPRINGS, FL 32643

Legal Description

NE1/4 OF NW1/4 EX A PARCEL BEING 495 FT N & S BY 132 FT E & W IN SW COR, & EX 14.029 AC DESC IN ORB 1009-1786. EX 10 AC DESC IN ORB 1066-2541 & EX 1.81 AC DESC IN ORB 1412-1012 & EX 2.02 AC DESC IN QC 1516-1771 & EX 2.29 AC DESC IN QC...

Use: 5000: IMPROVED AG
Subdivision: DIST 3

Inst: 202512018712 Date: 08/18/2025 Time: 11:05AM
Page 1 of 2 B: 1547 P: 590, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Marion

BEFORE ME the undersigned Notary Public personally appeared, MARY CLAIRE CONNELLY, the Owner of the parent parcel which has been subdivided for HELEN MARIE BOLTON, 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 SISTER. 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. 09-7s-17-09961-000.

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. TBD.

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.

MaryClaire Connelly
Owner

Helen Marie Bolton
Immediate Family Member

MARY CLAIRE CONNELLY
Typed or Printed Name

HELEN MARIE BOLTON
Typed or Printed Name

JEFFREY Connelly

Subscribed and sworn to (or affirmed) before me this 13th day of August, 2025, by MARY CLAIRE CONNELLY (Owner) who is personally known to me or has produced FL-DL as identification.

AUG 13TH 2025
JEFFREY CONNELLY

Notary Public

Notary Public State of Florida
Natalia Saez
My Commission HH 484507
Expires 1/23/2028

KAREN AIKEN-SMOOT
MY COMMISSION # HH 565498
EXPIRES: JULY 10, 2028

Subscribed and sworn to (or affirmed) before me this 13th day of August, 2025, by HELEN MARIE BOLTON (Family Member) who is personally known to me or has produced FL-DL as identification.

Notary Public

Notary Public State of Florida
Natalia Saez
My Commission HH 484507
Expires 1/23/2028

APPROVED:
_____ COUNTY, FLORIDA

By: KAREN AIKEN SMOOT

Name: Karen Aiken Smoot

Title: PLANNING TECH

ZONING DEPARTMENT
COLUMBIA COUNTY
GATEWAY TO FLORIDA
APPROVED

Tax Bill Detail

Year	Due
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
2015	$0.00

Property Tax Account: R09961-000

CONNELLY JEFFREY LAWRENCE

Year: 2024 **Bill Number:** 31862 **Owner:** CONNELLY JEFFREY LAWRENCE
Tax District: 3 **Property Type:** Real Estate

MAILING ADDRESS:
CONNELLY JEFFREY LAWRENCE
CONNELLY MARY CLAIRE
598 SW BARNEY ST
HIGH SPRINGS FL 32643

PROPERTY ADDRESS:
598 BARNEY
HIGH SPRINGS 32643

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 31862 -- 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**	**$390.12**	**$390.12**	**$0.00**
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	$46.54	$46.54	$0.00
LOCAL	3.1430	$195.58	$195.58	$0.00
CAPITAL OUTLAY	1.5000	$93.34	$93.34	$0.00
Subtotal	**5.3910**	**$335.46**	**$335.46**	**$0.00**
SUWANNEE RIVER WATER MGT DIST	**0.2936**	**$14.66**	**$14.66**	**$0.00**
LAKE SHORE HOSPITAL AUTHORITY	**0.0001**	**$0.01**	**$0.01**	**$0.00**
TOTAL	**13.4997**	**$740.25**	**$740.25**	**$0.00**

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	**$282.22**	**$282.22**	**$0.00**
SOLID WASTE - ANNUAL	**$190.14**	**$190.14**	**$0.00**
TOTAL	**$472.36**	**$472.36**	**$0.00**

DESCRIPTION:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N01°22'09"W., 173.00 FEET; THENCE RUN S.87°59'20"W., 238.32 FEET TO THE POINT OF BEGINNING; THENCE CONTNUE S.87°59'20"W., 217.00 FEET; THENCE N.01°23'35"W., 203.00 FEET; THENCE N.87°59'20"E., 217.00 FEET; THENCE S.01°23'35"E., 203.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.01 ACRES, MORE OR LESS.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 35.00 FEET TO THE RIGHT (EAST) OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°59'20"W., 455.25 FEET; THENCE N.01°23'35"W., 173.00 FEET TO THE POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE N.01°23'36"W., 1116.98 FEET TO THE POINT OF TERMINATION OF SAID LINE.

HVS 20122 REV. 1/59

Commonwealth of Pennsylvania

DEPARTMENT OF HEALTH

Notification of Birth Registration

This Certifies that, A Certificate of Birth has been filed in the State Office for the Registration of Vital Statistics at Harrisburg, Pennsylvania, under Registered No. 702

Name Helen Marie Weitzel Sex Female

March 15, 1961 Bristol Twp. Bucks Co.

Date of Birth Place of Birth

Name of Father James Joseph Weitzel

Maiden Name of Mother Dorothy Rose Hagan

VITAL STATISTICS
HARRISBURG, PENNSYLVANIA

See Reverse Side

COMMONWEALTH OF PENNSYLVANIA • DEPARTMENT OF HEALTH

VITAL RECORDS

Certification of Birth

DATE OF BIRTH 03-15-61 (MO., DAY, YEAR)

FILE NO. [redacted]

DATE FILED 03-25-61 (MO., DAY, YEAR)

COUNTY OF BIRTH BUCKS

DATE ISSUED 08-29-89 (MO., DAY, YEAR)

SUBJECT

HELEN MARIE WEITZEL

SEX FEMALE

This is to certify that this is a true copy of the record which is on file in the Pennsylvania Department of Health, in accordance with Act 66, P.L. 304, approved by the General Assembly, June 29, 1953.

Charles Hardester

CHARLES HARDESTER
STATE REGISTRAR

H105.105 (REV. 8-1-88)

COMMONWEALTH ★ DEPARTM

WARNING IT IS ILLEGAL TO DUPLICATE THIS COPY BY PHOTOSTAT OR PHOTOGRAPH.

COMMONWEALTH OF PENNSYLVANIA • DEPARTMENT OF HEALTH
VITAL RECORDS

Certification of Birth

DATE OF BIRTH [redacted]

FILE NO [redacted]

DATE FILED 10-21-1969

COUNTY OF BIRTH [redacted]

DATE ISSUED 09-08-2011

NAME
MARY CLAIRE WEITZEL

SEX FEMALE

FATHERS NAME
JAMES JOSEPH WEITZEL

MOTHERS MAIDEN NAME
DOROTHY ROSE HAGAN

Marina O'Reilly Matthew

Marina O'Reilly Matthew
Acting State Registrar

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HEALTH

This is to certify that this is a true copy of the record which is on file in the Pennsylvania Department of Health, in accordance with the Vital Statistics Law of 1953, as amended.

WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY BY PHOTOSTAT OR PHOTOGRAPH.

UNS

H105.163 Rev. 1/11

16248810

Building and Zoning Department

Special Family Lot Permit Application

Invoice

72797

Applicant Information
CONNELLY JEFFREY LAWRENCE, CONNELLY MARY CLAIRE 598 SW Barney St

Invoice Date	Permit #	Amount Due
08/19/2025	SFLP250803	**$50.00**

Job Location
Parcel: 09-7S-17-09961-000
Owner: CONNELLY JEFFREY LAWRENCE, CONNELLY MARY CLAIRE,
Address: 598 SW Barney St

Contractor Information

Invoice History

Date	Description	Amount
08/19/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	$50.00
	Amount Due:	**$50.00**

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.

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

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
CONNELLY JEFFREY LAWRENCE, CONNELLY MARY CLAIRE 598 SW Barney St

Method	Date of Payment	Payment #	Amount of Payment
Check 1015	08/19/2025	771494	**$50.00**

AppID: 72797 Permit #: SFLP250803
Special Family Lot Permit
Parcel: 09-7S-17-09961-000
Owner: CONNELLY JEFFREY LAWRENCE, CONNELLY MARY CLAIRE,

Contractor Information

Payment History

Date	Description	Amount
08/19/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	$50.00
08/19/2025	Payment: Check 1015	($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.