



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 22 18

Application Fee \$50.00

Receipt No. 758665

Filing Date 6-24-22

Completeness Date 7/11/22

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Robert Pitts
- Address of Subject Property: None
- Parcel ID Number(s): 23-3s-15-00186-006
- Future Land Use Map Designation: AG
- Zoning Designation: A-3
- Acreage of Parent Parcel: 10
- Acreage of Property to be Deeded to Immediate Family Member: 2.02
- Existing Use of Property: Ag
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Lari Wehinger

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

- Applicant Status ☒ Owner (title holder) Agent
- Name of Applicant(s): Robert Pitts Title: Owner
Company name (if applicable):
Mailing Address: 522 NW Bell Lake Ct
City: Lake City State: FL Zip: 32055
Telephone: () 406-5077 Josh Fax: () Email: wehingerj@lcfla.com Josh

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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): Robert H. Pitts
Mailing Address: 522 NW Bell Lake Ct.
City: Lake City State: FL Zip: 32055
Telephone: () 466-5960 Fax: () Email: rh Pitts111@yahoo.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.

*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 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.

Robert H. Pitts

Applicant/Agent Name (Type or Print)

Robert H. Pitts

Applicant/Agent Signature

3/6/22

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202212013416 Date: 07/11/2022 Time: 8:59AM
Page 1 of 2 B: 1470 P: 2163, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC he
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Robert Pitts, the Owner of the parent parcel which has been subdivided for Lari Wehinger, 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 daughter. 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. 23-35-15-00186-006.
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. 23-35-15-00186-008.
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.

Robert H. Pitts
Owner

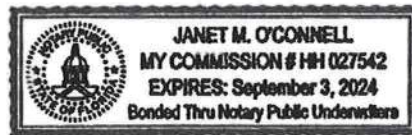
Robert H. Pitts
Typed or Printed Name

Lari Wehinger
Immediate Family Member

Lari Wehinger
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 7 day of March, 2022
by Robert H. Pitts (Owner) who is personally known to me or has produced
as identification.

Janet M. O'Connell
Notary Public



Subscribed and sworn to (or affirmed) before me this 7 day of March, 2022
by Lari Wehinger (Family Member) who is personally known to me or has
produced as identification.

Janet M. O'Connell
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams


Name: Liza Williams

Title: Code Compliance Officer



John - Price \$39,000.00
Doc. \$273.00

This Instrument Prepared by & return to:
Name: **Trish Lang, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC**
Address: **343 NW COLE TER
LAKE CITY, FL 32055
File No. 15Y-08013TL**


Inst 201512015188 Date 9/10/2015 Time 1:42 PM
Stamp-Deed-273.00
DC P.DeWitt Cason Columbia County Page 1 of 2 B:1300 P:2252

Parcel I.D. #: **00186-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 10th day of September, A.D. 2015, by **JERRY L. JESSUP**,
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to **ROBERT H. PITTS, III** and
LISA C. PITTS, HIS WIFE, whose post office address is **P.O. BOX 818, WELLBORN, FL 32094**, hereinafter called
the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 **COLUMBIA County, State of Florida**, viz:

A part of the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 15 East, Columbia County, Florida being more particularly described as follows:

Commence at the Southeast corner of said Section 23 and run thence N 01°52'37" E along the East line of said Section 23, 412.25 feet to the Point of Beginning; thence continue N 01°52'37" E, along said East line, 565.00 feet; thence N 88°37'27" W, 771.20 feet to a point on the Northerly prolongation of the East line of a 60 foot ingress and egress easement; thence S 02°07'25" E, along said line, 364.62 feet; thence S 27°23'28" W, along the East line of said Easement, 223.70 feet; thence S 88°37'27" E, 842.12 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive perpetual easement for utilities, ingress and egress over and upon the following described property:

A strip of land 60.00 feet in width being 30 feet each side of the following described centerline:

Commence at the Southwest corner of the SE 1/4 of Section 23, Township 3 South, Range 15 East and run thence N 02°07'12" E along the West line of said SE 1/4, 40.00 feet to the Point of Beginning; thence S 88°38'18" E, 1243.89 feet; thence N 62°21'40" E, 517.44 feet; thence N 27°21'40" E, 365.28 feet; thence N 02°08'20" W, 284.20 feet to the Point of Termination.

AND

A strip of land 60.00 feet in width, being 30 feet each side of the following described centerline:

Commence at the Southwest corner of the SE 1/4 of Section 23, Township 3 South, Range 15 East and run thence N 02°07'12" E, along the West line of said SE 1/4, 40 feet to the Point of Beginning; thence N 88°38'18" W, 12.57 feet; thence S 47°10'47" W 527.73 feet; thence S 16°16'09" W, 613.00 feet to the centerline of State Road No. 10 (U.S. Highway No. 90) and the Point of Termination.

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 grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2015.

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:

Patricia Lang
Witness Signature PATRICIA LANG

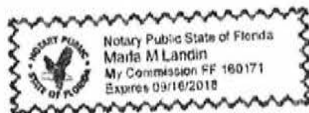
Marla M. Landin
Witness Signature Marla M. Landin

Printed Name

Jerry L. Jessup I.S.
JERRY L. JESSUP
Address:
2907 MORNINGSIDE DR, TALLAHASSEE, FL
32301

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of September, 2015, by JERRY L. JESSUP, who is known to me or who has produced Driver's License as identification.



Marla M. Landin
Notary Public
My commission expires _____

generated on 3/7/2022 11:42:00 AM EST

Last Update: 3/7/2022 11:41:31 AM EST

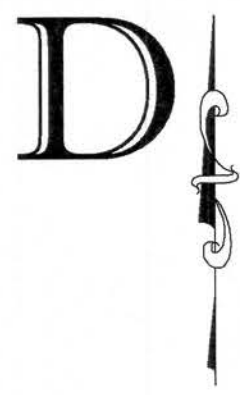
Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES



DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SECTION 23, BEING N 01°52'37" ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TONDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE PICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE AGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

BOUNDARY SURVEY

IN
THE SE 1/4 OF SE 1/4
SECTION 23, TWP 3-S, RNG 15-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID SECTION 23 AND RUN THENCE N 01°52'37" E, ALONG THE EAST LINE OF SAID SECTION 23, 412.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°52'37" E, ALONG SAID EAST LINE, 210.00 FEET; THENCE N 88°37'27" W, 420.00 FEET; THENCE S 01°52'37" W, 210.00 FEET; THENCE S 88°37'27" E, 420.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR UTILITIES, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 60.00 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND RUN THENCE N 02°07'12" E, ALONG THE WEST LINE OF SAID SE 1/4, 40.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°38'18" E, 1243.89 FEET; THENCE N 62°21'40" E, 517.44 FEET; THENCE N 27°21'40" E, 365.28 FEET; THENCE N 02°08'20" W, 284.20 FEET TO THE POINT OF TERMINATION.

AND

A STRIP OF LAND 60.00 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND RUN THENCE N 02°07'12" E, ALONG THE WEST LINE OF SAID SE 1/4, 40.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°38'18" W, 12.57 FEET; THENCE S 47°10'47" W, 527.73 FEET; THENCE S 16°16'09" W, 613.00 FEET TO THE CENTERLINE OF STATE ROAD NO. 10 (U.S. HIGHWAY NO. 90), AND TO THE POINT OF TERMINATION.

AND

A STRIP OF LAND 60.00 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SE CORNER OF SAID SECTION 23 AND RUN THENCE N 01°52'37" E, ALONG THE EAST LINE OF SAID SECTION 23, 412.25 FEET; THENCE N 88°37'27" W, 420.00 FEET; THENCE N 01°52'37" E, 127.23 FEET TO THE POINT OF BEGINNING; THENCE S 89°44'59" W, 366.35 FEET TO THE EAST LINE OF NW BELL LAKE COURT (60 FOOT EASEMENT) AND TO THE POINT OF TERMINATION.

LEGEND

- | | |
|--|-------------------------------|
| ○ DENOTES 5/8" IRON ROD & CAP SET (LB7683) | PC - POINT OF CURVATURE |
| ● DENOTES IRON PIPE OR REBAR FOUND (5/8") | PI - POINT OF INTERSECTION |
| □ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683) | PT - POINT OF TANGENCY |
| ■ DENOTES 4"x4" CONCRETE MONUMENT FOUND | IP - IRON PIPE |
| ⊙ DENOTES NAIL & DISC FOUND | IPC - IRON PIPE AND CAP |
| NO ID - NO IDENTIFICATION | IR - IRON ROD |
| FND - FOUND | IRC - IRON ROD AND CAP |
| CM - CONCRETE MONUMENT | R - RADIUS |
| ± - MORE OR LESS | T - TANGENT |
| ORB - OFFICIAL RECORDS BOOK | L - ARC LENGTH |
| PG - PAGE(S) | A - CENTRAL ANGLE |
| (P) - PLAT | CH - CHORD BEARING & DISTANCE |
| (D) - DEED | RW - RIGHT OF WAY |
| (C) - CALCULATED | TWP - TOWNSHIP |
| (M) - MEASURED | RNG - RANGE |
| AC - ACRE(S) | |
| POB - POINT OF BEGINNING | X - DENOTES FENCE |
| POC - POINT OF COMMENCEMENT | E - DENOTES OVERHEAD ELECTRIC |
| EOP - EDGE OF PAVEMENT | ⊕ - POWER POLE |
| EOG - EDGE OF GRADE | ■ CONCRETE |
| N - NORTH | |
| E - EAST | |
| S - SOUTH | |
| W - WEST | |
| ⊕ - TELEPHONE PEDESTAL | |
- SCALE: 1" = 100'
- 0' 100' 200' 300'

SURVEY FOR: JOSH WEHINGER

05/05/2022
DATE OF CERTIFICATE

03/22/2022
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOE NUMBER:
2:0054

APPROVED:
3SD

DRAWN BY:
3SD

FIELD BOOK
41 : 43
EFB

SHEET NO.
1 OF 1