



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # SFLP 2308  
Application Fee \$50.00  
Receipt No. 763691  
Filing Date 5-2-23  
Completeness Date 5-8-23

## Special Family Lot Permit Application

### A. PROJECT INFORMATION

- Title Holder's Name: Juanita Barry
- Address of Subject Property: 414 SW Seville Place, Lake City, FL, 32024
- Parcel ID Number(s): 08-55-16-03490-028
- Future Land Use Map Designation: \_\_\_\_\_
- Zoning Designation: AG
- Acreage of Parent Parcel: 5.02 Acres
- Acreage of Property to be Deeded to Immediate Family Member: 2 Acres
- Existing Use of Property: Residential
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Kendall Barry

**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): Heide Morrison Title: Agent  
Company name (if applicable): North Florida Building Permits, LLC  
Mailing Address: 313 NW Brook Loop  
City: Lake City State: FL Zip: 32055  
Telephone: (386) 984-9334 Fax: ( ) Email: heidemorrison@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.

- If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Juanita Barry  
Mailing Address: 414 SW Seville Place  
City: Lake City State: FL Zip: 32024  
Telephone: (386) 365-5948 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.

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.

Heide Morrison

Applicant/Agent Name (Type or Print)

H Morrison

Applicant/Agent Signature

05/02/2023

Date



# DANIEL & GORE, LLC

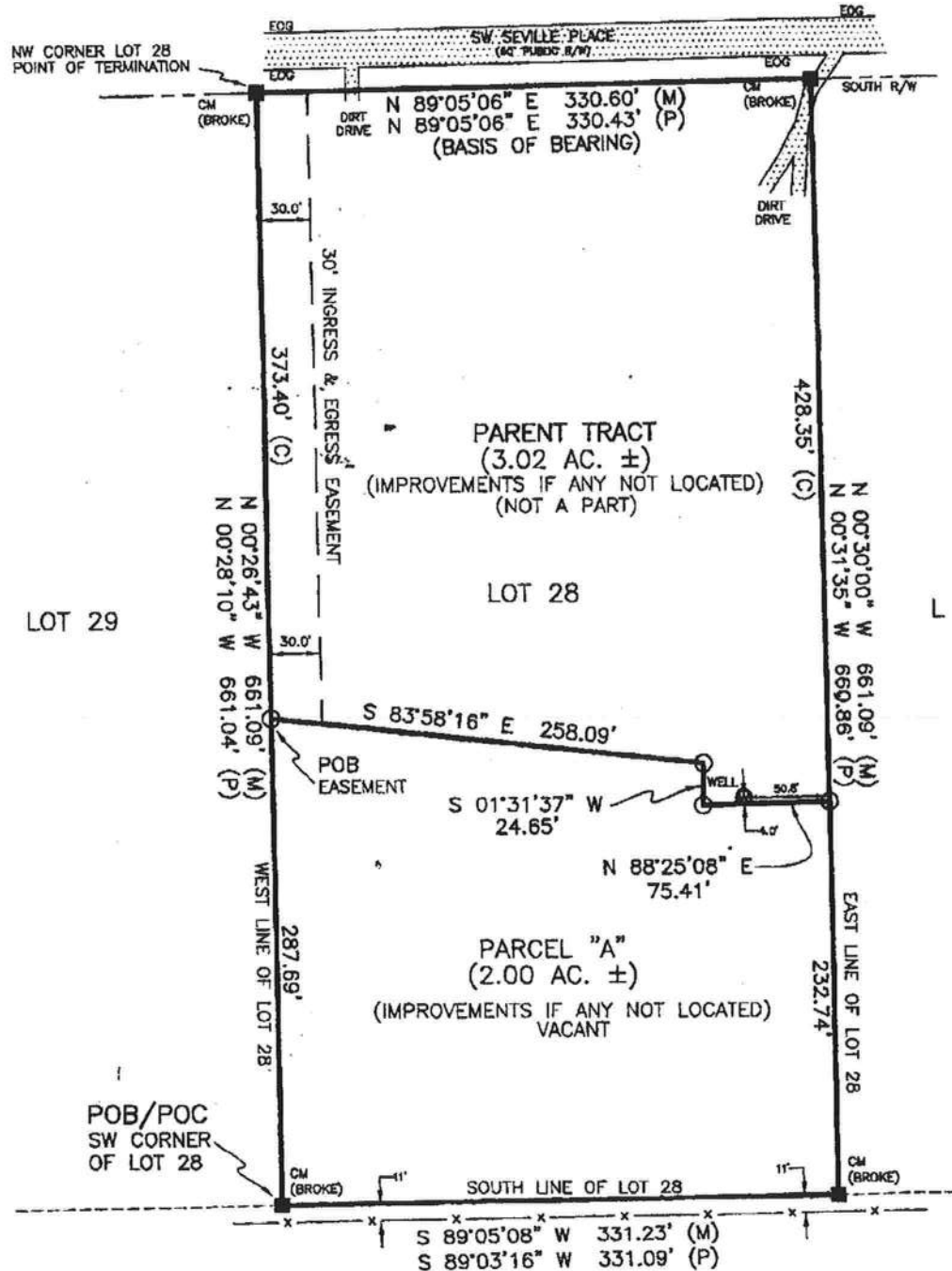
Professional Surveying and Mapping

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

428 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 SOUTH RIGHT OF WAY LINE OF SW
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDE VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTI MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTI
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, II
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE !





VILLE PLACE, BEING N 89°05'06" E, ASSUMED.

ERTINENT TO THE SUBJECT PROPERTY HAVE BEEN  
OUND, FACILITIES AND OTHER IMPROVEMENTS NOT

T OR TITLE POLICY. THEREFORE, EXCEPTION IS  
OF RECORD NOT PROVIDED BY THE CLIENT.

Y, MAY BE EXAGGERATED FOR CLARITY.

JECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

# BOUNDARY SURVEY

OF

LOT 28, THE HUNT PLACE  
SECTION 8, TWP 5-S, RNG 16-E  
COLUMBIA COUNTY, FLORIDA

## DESCRIPTION

### PARENT TRACT

LOT 28, THE HUNT PLACE, A SUBDIVISION ACCORDING TO PLAT THEREOF  
RECORDED IN PLAT BOOK 4, PAGES 69 AND 69A, PUBLIC RECORDS, COLUMBIA  
COUNTY, FLORIDA.

### PARCEL "A"

BEGIN AT THE SOUTHWEST CORNER LOT 28, THE HUNT PLACE, A SUBDIVISION  
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 69 AND 69A,  
PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 00°26'43" W,  
ALONG THE WEST LINE OF SAID LOT 28, 287.69 FEET; THENCE S 83°58'16" E,  
258.09 FEET; THENCE S 01°31'37" W, 24.65 FEET; THENCE N 88°25'08" E, 75.41  
FEET TO THE EAST LINE OF SAID LOT 28; THENCE S 00°30'00" E, ALONG SAID  
EAST LINE, 232.74 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE S  
89°05'08" W, ALONG SAID SOUTH LINE, 332.23 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.00 ACRES, MORE OR LESS.

TOGETHER WITH A 30.00 FOOT EASEMENT BEING 30.00 FEET TO THE EAST OF  
FOLLOWING DESCRIBED LINE:

BEGIN AT THE SOUTHWEST CORNER LOT 28, THE HUNT PLACE, A SUBDIVISION  
ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 69 AND 69A,  
PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 00°26'43" W,  
ALONG THE WEST LINE OF SAID LOT 28, 287.69 FEET TO THE POINT OF  
BEGINNING; THENCE CONTINUE N 00°25'43" W, ALONG SAID WEST LINE, 373.40  
FEET TO THE NORTH WEST-CORNER OF LOT 28 AND THE POINT OF TERMINATION.

## LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (L87683)
- DENOTES IRON PIPE OR REBAR FOUND (5/8")
- DENOTES 4"x4" CONCRETE MONUMENT SET (L87683)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FND - FOUND
- CM - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (M) - MEASURED
- AC - ACRE(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- EOG - EDGE OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⊞ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE and CAP
- IR - IRON ROD
- IRC - IRON ROD and CAP
- R - RADIUS
- T - TANGENT
- L - ARC LENGTH
- Δ - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- RAW - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X - X DENOTES FENCE
- E - E DENOTES OVERHEAD ELECTRIC
- - POWER POLE
- CONCRETE

SCALE: 1" = 100'

0 100 200 300

SURVEY FOR: JUSTIN TYRE

04/20/2023  
DATE OF CERTIFICATE

04/10/2023  
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  
ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:  
230051

APPROVED:  
BSD

DRAWN BY:  
BSD

FIELD BOOK  
45 : 43  
EFB

SHEET NO.  
1 OF 1

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Juanita Barry

Parcel ID: 08-5S-16-03490-028

LOT 28 THE HUNT PLACE S/D. 424-550, 457-140, 795-540, 831-581,  
956-2416, DC 1431-712,

This instrument prepared by: Harlan E. Markham,  
An Officer of ASSOCIATED LAND TITLE GROUP, INC.,  
300 N. MARION STREET, LAKE CITY, FLORIDA 32055.  
For purposes of Title Ins.  
File # 177 3040  
Parcel ID # 03490 008

# Warranty Deed 95 PG0540

OFFICIAL RECORDS

Made this 1st day of SEPTEMBER 1994, BETWEEN  
FAYE HUTCHISON A SINGLE PERSON; AND TERRY J. HUTCHISON A MARRIED MAN NOT RESIDING ON  
THE PREMISES  
whose post office address is: 2903 CEDAR STREET  
LAKE CITY, FLORIDA 32055

of the County of COLUMBIA, State of FLORIDA, grantor, and  
RICHARD C. BARRY AND HIS WIFE, JUANITA GAYLE BARRY (SS#: 262 83 7649)

whose post office address is: RT. 10, BOX 738  
LAKE CITY, FLORIDA 32025  
of the County of COLUMBIA, State of FLORIDA, grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, and  
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the  
following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

LOT NO. 29, THE HUNT PLACE, a Subdivision according to Plat  
number of records in Plat Book 4, Pages 69 and 69A, public  
records, Columbia County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not  
extended or reimposed hereby. Subject to 1994 taxes and assessments.

SUBJECT TO 1/2 OUTSTANDING MINERAL INTEREST OWNED BY THIRD PARTIES.

DOCUMENTARY STAMP \$80.50  
INTANGIBLE TAX  
P. DOWDY CASON, CLERK OF  
COUNTY, COLUMBIA COUNTY  
FLORIDA



and said grantee does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, Sealed and Delivered in Our Presence:

*[Signatures of Faye Hutchison and Terry J. Hutchison]*  
FAYE HUTCHISON  
TERRY J. HUTCHISON  
*[Signature of Maria K. Rogers]*  
MARIA K. ROGERS

STATE OF FLORIDA COUNTY OF COLUMBIA

I HEREBY CERTIFY that on the day of SEPTEMBER 1, 1994 before me personally appeared  
FAYE HUTCHISON, A SINGLE PERSON

who is personally known to me or who has produced the identification shown below, who is the person described in and  
who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is his/her free act  
and deed for the uses and purposes herein mentioned and an oath was/was not (mark one out) taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and  
year last aforesaid.

☒ To me personally known ☐ Identified by Driver's License

My Commission Expires: \_\_\_\_\_  
Commission No: CC076064  
*[Signature of Maria K. Rogers]*  
MARIA K. ROGERS  
Notary Public

## Columbia County Tax Collector

generated on 5/2/2023 11:44:23 AM EDT

Last Update: 5/2/2023 11:42:28 AM EDT

Register for eBill

**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.

Account Number	Tax Type	Tax Year
R03490-028	REAL ESTATE	2022
<b>Mailing Address</b>	<b>Property Address</b>	
BARRY JUANITA GAYLE 414 SW SEVILLE PLACE LAKE CITY FL 32024	414 SEVILLE LAKE CITY	
	<b>GEO Number</b>	
	085S16-03490-028	

**Exempt Amount**

See Below

**Taxable Value**

See Below

**Exemption Detail**

HX 25000

HB 25000

**Millage Code**

003

**Escrow Code****Legal Description (click for full description)**

08-5S-16 5000/50005.02 Acres LOT 28 THE HUNT PLACE S/D. 424-550, 457-140, 795-540, 831-581, 956-2416, DC 1431-712,

**Ad Valorem Taxes**

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	114,418	50,000	\$64,418	\$503.43
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	114,418	25,000	\$89,418	\$66.88
LOCAL	3.2990	114,418	25,000	\$89,418	\$294.99
CAPITAL OUTLAY	1.5000	114,418	25,000	\$89,418	\$134.13
SUWANNEE RIVER WATER MGT DIST	0.3368	114,418	50,000	\$64,418	\$21.70
LAKE SHORE HOSPITAL AUTHORITY	0.0001	114,418	50,000	\$64,418	\$0.01

**Total Millage**

13.6989

**Total Taxes**

\$1,021.14

**Non-Ad Valorem Assessments**

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$269.98
GGAR	SOLID WASTE - ANNUAL	\$198.06

<b>Total Assessments</b>	\$468.04
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<b>Taxes &amp; Assessments</b>	\$1,489.18
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**If Paid By****Amount Due**

3/31/2023	\$1,489.18
4/30/2023	\$1,533.86
5/22/2023	\$1,570.86



## APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

### Authority to Act as Agent

On my/our behalf, I appoint Heide Harrison  
(Name of Person to Act as my Agent)

for Natu FL Building Permits, LLC  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Special Family Lot Application  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Juanita Barry

Applicant/Owner's Title: property owner

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: 386-365-5948 Date: 5-2-23

Applicant/Owner's Signature: Juanita Barry

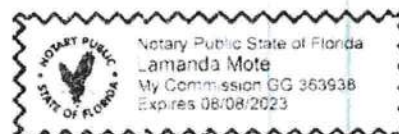
Print Name: Juanita Barry

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of May, 20 23, by Juanita Barry  
whom is personally known by me ☒ OR produced identification F.  
Type of Identification Produced \_\_\_\_\_

Lamanda Mote  
(Notary Signature)

(SEAL)





### **FAMILY RELATIONSHIP AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Juanita Barry, the Owner of the parent parcel which has been subdivided for Kendall Barry, 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. 02-055-16-03490-028
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. 02-055-16-03490-028.
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.

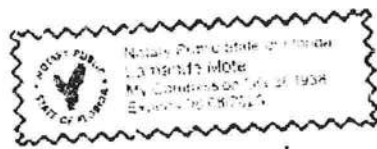
We Hereby Certify that the facts represented by us in this Affidavit are true and correct  
and we accept the terms of the Agreement and agree to comply with it.

*Juanita Barry*  
Owner  
Juanita Barry  
Typed or Printed Name

*Kendall Barry*  
Immediate Family Member  
Kendall Barry  
Typed or Printed Name

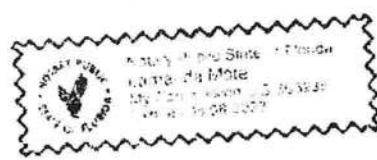
Subscribed and sworn to (or affirmed) before me this 2nd day of May 2023  
by Juanita Barry (Owner) who is personally known to me or has produced  
as identification.

*Lamanda Peth*  
Notary Public



Subscribed and sworn to (or affirmed) before me this 2nd day of May 2023  
by Kendall Barry (Family Member) who is personally known to me or has  
produced as identification.

*Lamanda Peth*  
Notary Public



APPROVED:  
COLUMBIA COUNTY, FLORIDA

By: *Connie Brecheen*

Name: Connie Brecheen  
Community Development  
COORDINATOR

