



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 2105

Application Fee \$50.00

Receipt No. 752967

Filing Date 2-17-21

Completeness Date 4-9-21

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Dobbins, David & Luwinda
2. Address of Subject Property: 2838 SW County Road 138, Fort White, FL 32038
3. Parcel ID Number(s): 27-7S-16-04302-000
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: Agriculture - 3
6. Acreage of Parent Parcel: 10
7. Acreage of Property to be Deeded to Immediate Family Member: _____
8. Existing Use of Property: Homesite
9. Proposed use of Property: Homesite
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: _____
Parents Malcom & Sarah Dobbins

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): David & Luwinda Dobbins Title: _____
Company name (if applicable): _____
Mailing Address: 2838 SW County Road 138
City: Fort White State: Florida Zip: 32038
Telephone: () 352-339-4671 Fax: () Email: luwinda@icloud.com / juldobbins@verizon.net

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.

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.

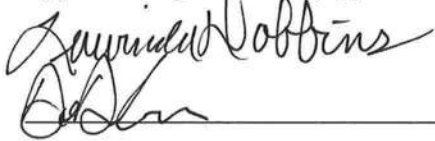
Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the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

David & Luwinda Dobbins

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

January 22, 2021

Date

QUIT CLAIM DEED

This document prepared by and to be returned to:
Luwinda Dobbins
2838 SW County Road 138
Fort White, Florida 32038

Inst: 202112001209 Date: 01/25/2021 Time: 12:39PM
Page 1 of 1 B: 1428 P: 1951, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

Tax Parcel Number:
27-7S-16-04302-000

THIS INDENTURE made this 25 day of January, 2021

BETWEEN Margaret BRIDGES, whose address is 2836 SW County Road 138, Fort White, FL 32038 and Luwinda BRIDGES, whose address is 2838 SW County Road 138, Fort White, FL 32038, as joint tenants with right of survivorship, related as mother and daughter, herein called **Grantor**, and

Luwinda Faye DOBBINS and David Kent DOBBINS, husband and wife, with her maiden name being Luwinda BRIDGES, whose address is 2838 SW County Road 138, Fort White, FL 32038, herein called the **Grantee**,

WITNESSETH that said grantor, for and in consideration of the sum of TEN and NO/100 (\$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 and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia state of Florida, to wit:

The South ¼ of the Southeast ¼ of the Southwest ¼ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, less the right-of-way for County Road 138. Containing 10 acres more or less.

AND SAID GRANTOR 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 the said Grantor has signed and sealed these presences the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:

Luwinda Dobbins
Witness:

Margaret Bridges
Grantor: Margaret Bridges

State of **Florida**
County of **Columbia**

The foregoing instrument was acknowledged before me by, Margaret Bridges, on this 25 day of January, 2021,
by means of ☒ physical presence or ☐ online notarization, who is ☒ personally known or ☐ produced identification,
type of identification _____

Laurie Hodson
Notary Public Signature

(SEAL)



Columbia County Tax Collector

generated on 1/21/2021 10:16:55 AM EST

Last Update: 1/21/2021 10:15:42 AM EST

[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 R04302-000	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address BRIDGES MARGARET & LUWINDA JTWRS 2838 SW CR 138 FT WHITE FL 32038		
Property Address 2838 COUNTY ROAD 138 SW FT WHITE GEO Number 237S16-04302-000		
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail HX 25000 H3 20493		
Millage Code 003		
Escrow Code 999		
Legal Description (click for full description) 23-7S-16 5000/500010.00 Acres S1/4 OF SE1/4 OF SW1/4. ORB 372-583, WD 1043-204 LIFE EST & (DC DOROTHY F ROBAN 1261-1981)		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	70,493
COLUMBIA COUNTY SCHOOL BOARD		45,493
DISCRETIONARY	0.7480	25,000
LOCAL	3.7810	25,000
CAPITAL OUTLAY	1.5000	25,000
SUWANNEE RIVER WATER MGT DIST	0.3696	45,493
LAKE SHORE HOSPITAL AUTHORITY	0.0001	45,493
Total Millage	14.4137	Total Taxes
		\$483.90
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$219.98
GGAR	SOLID WASTE - ANNUAL	\$0.00
Total Assessments		\$219.98
Taxes & Assessments		\$703.88
If Paid By		Amount Due
3/31/2021		\$122.52

Date Paid	Transaction	Receipt	Item	Amount Paid
12/14/2020	PAYMENT	2702207.0002	2020	\$118.84
9/11/2020	PAYMENT	3507523.0002	2020	\$219.10
6/4/2020	PAYMENT	3506170.0002	2020	\$215.65

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

This account currently uses the Installment method for payment. Please contact the Tax Department at (386)758-1077 for proper pay off of taxes.

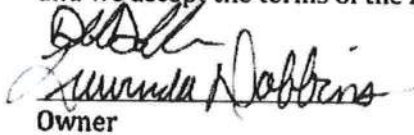
FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

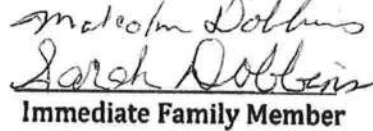
BEFORE ME the undersigned Notary Public personally appeared, David & Luwinda Dobbins
Malcom & Sarah Dobbins, the Owner of the parent parcel which has been subdivided for
the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as Parents of David Dobbins. 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. 27-7S-16-04302-000.
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. 27-7S-16-04302-001.
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

David & Luwinda Dobbins
Typed or Printed Name


Immediate Family Member

Malcolm & Sarah Dobbins
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 25 day of January, 2021,
by David & Luwinda Dobbins (Owner) who is personally known to me or has produced
as identification. Personally appeared.


Notary Public



Subscribed and sworn to (or affirmed) before me this 25 day of January, 2021,
by Malcom & Sarah Dobbins (Family Member) who is personally known to me or has
produced TX. DL's as identification. Personally appeared


Notary Public



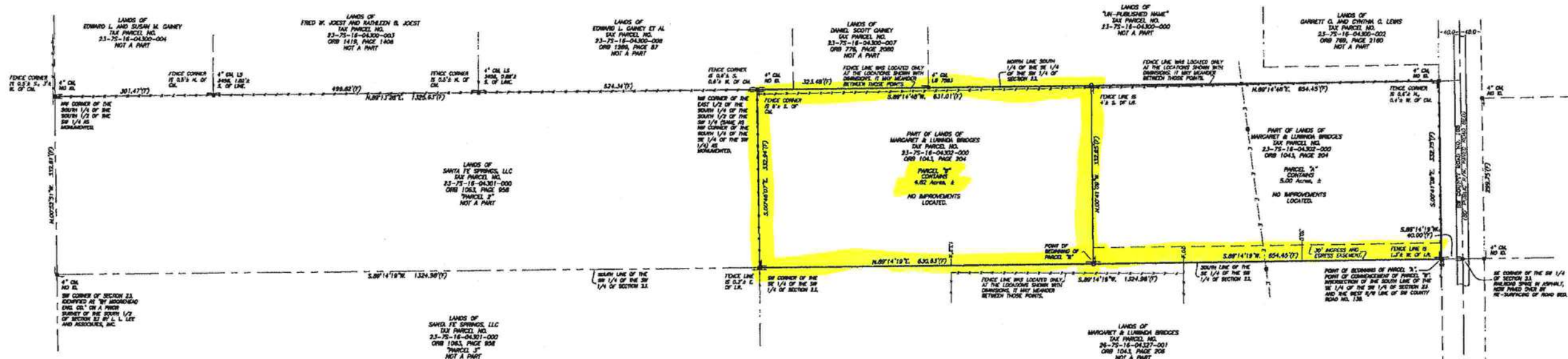
APPROVED:
COLUMBIA COUNTY, FLORIDA

By: 

Name: Laurie Hodson

Title: Administrative Supervisor





Parent Parcel

family Lot Parcel

DESCRIPTION, PARCEL, "A"
PART OF THE SOUTH 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY
THAT PART OF THE SAID PARCEL AS FOLLOW:
BEGIN AT A 5.67' IRON NAIL, LS 4708, MARKING THE INTERSECTION OF THE
SECTION 23 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16
EAST, COLUMBIA COUNTY, FLORIDA, WITH THE 1/4 SECTION LINE OF THE SW 1/4 OF THE SW 1/4 OF
COUNTY ROAD NO. 135, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND THENCE
S 89° 16' 18" E 174.18 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SW 1/4,
DISTANCE OF 654.48 FEET TO A 5/8" IRON NAIL, LS 4708, THENCE S 00° 00' 00" E
119° 27', 332.05 FEET TO A 5/8" IRON NAIL, LS 4708, ON THE UNMOUNTAINED
SOUTHWEST CORNER OF THE SOUTH 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE ALONG
SECTION 23 114° 58', 654.48 FEET TO THE 1/4 SECTION LINE OF THE SW 1/4 OF THE SW 1/4
MARKING ON THE APPROXIMATELY WEST 1/4 OF (W-1/4) LINE, THENCE S 00°
00' 00" E 119° 27', 332.05 FEET TO THE 1/4 SECTION LINE OF THE SW 1/4 OF THE SW 1/4,
DISTANCE OF 654.48 FEET TO A 5/8" IRON NAIL, LS 4708, THENCE ALONG THE
DISCONTINUED LANDS CONTAINING 3.00 ACRES, MORE OR LESS,
SUBJECT TO AN EASEMENT FOR HIGHWAYS AND EGRESS OVER AND ACROSS THE
SAID DISCONTINUED LANDS CONTAINING 3.00 ACRES, MORE OR LESS,

[illegible]

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRIBUTION OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE SURVEY OF ANY OF ITS ADJACENT PARCELS. THIS PARCEL'S BOUNDARY IS BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.

2. THIS PARCEL IS BEARING OF S 04°11'26" E, USING MONUMENTS FOUND ON THE WEST R/LINE OF SW CORNER ROAD NO. 138 AS SHOWN HEREON.

3. THIS PARCEL IS IN ZONE "3" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN FOR FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 1703JCS0527C AND 1703JCS0531C. NO NOTE.

4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.

5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED OR OBSERVED AS SHOWN HEREON.

6. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR."

7. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7000. BOUNDARY AND CORNER MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY 1/1000 OF FRACTION OF ACTUAL DISTANCE. MONUMENTS LOCATED WITHIN ± 0.3 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER MONUMENTS SUCH AS UTILITY POLES, SPLITTING Ditches, TREES, AND FENCES, SHOULD BE MEASURED TO THE NEAREST INCH UNLESS OTHERWISE NOTED.

8. ADJUNCTION IS NOT HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS.

9. THIS SURVEY IS CONSIDERED TO BE A FIELD SURVEY. IT HAS BEEN MADE GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.

10. DATED TO:

DAVID KEAT DOBBS

DAVID KEAT DOBBS

[illegible]

EXTRA ABBREVIATION:
(F) FIELD, AS IN "FIELD
MEASUREMENT".
(D) DEED, AS IN "DEED
DIMENSION".
(P) PLAT, AS IN "PLAT
DIMENSION".
(R) RECORD, AS IN "RECORD
DIMENSION".
(C) RECORD, AS IN "CALCULATED
DIMENSION".

MARK D. DUREN AND ASSOCIATES, INC.
LB 7820
 1604 SW SISTERS WELCOME ROAD
 LAKE CITY, FLA. 32025
 (386) 758-9831 OFFICE
 (386) 758-8010 FAX

FIELD SURVEY DATE FEBRUARY 8, 1991
 DATE DRAWDING PERMANENT FILE 1991
 FOR ROADWAY

FIELD BOOK 21 PAGE 40
 DRAWN BY SLB/CH

WO# 21-040