



# Columbia County Gateway to Florida

**FOR PLANNING USE ONLY**Application # SFLP 2301

Application Fee \$50.00

Receipt No. 761635Filing Date 1-14-23Completeness Date 1-14-23

## Special Family Lot Permit Application

### A. PROJECT INFORMATION

1. Title Holder's Name: Holly Conti
2. Address of Subject Property: 114 SW Windy Acres Ct.
3. Parcel ID Number(s): (R03943-005)
4. Future Land Use Map Designation: Resdintial
5. Zoning Designation: Residential
6. Acreage of Parent Parcel: 10 acres
7. Acreage of Property to be Deeded to Immediate Family Member: 2 1/2 acres
8. Existing Use of Property: none
9. Proposed use of Property: Mobile home
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Cindy Royall

**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): Cindy Royall Title: Sister  
Company name (if applicable): N/A  
Mailing Address: 114 SW windy Acres Ct.  
City: Ft. White State: Fl Zip: 32038  
Telephone: ( ) 2075227321 Fax: ( ) N/A Email: cindyroyall@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.

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): N/A  
Mailing Address: N/A  
City: N/A State: N/A Zip: N/A  
Telephone: ( ) N/A Fax: ( ) N/A Email: N/A

**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.

Holly Andrews Conti

Applicant/Agent Name (Type or Print)

Holly Andrews Conti

Applicant/Agent Signature

01/13/23

Date

## **FAMILY RELATIONSHIP AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

Inst: 202312000629 Date: 01/13/2023 Time: 12:56PM  
Page 1 of 2 B: 1482 P: 2266, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC He  
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Holly Cont  
Cindy Royall, 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 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. RD 3943-025 017.
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. RD 3943-017.
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.

Holly Conti  
Owner

Cindy Royall  
Immediate Family Member

Holly Conti  
Typed or Printed Name

Holly Conti

Cindy Royall  
Typed or Printed Name

Cindy Royall

Subscribed and sworn to (or affirmed) before me this 13<sup>th</sup> day of January 2023  
by Holly Conti (Owner) who is personally known to me or has produced  
Florida Drivers License as identification.

Ashley Adams  
Notary Public

Subscribed and sworn to (or affirmed) before me this 13<sup>th</sup> day of January 2023  
by Cindy Royall (Family Member) who is personally known to me or has  
produced Florida Drivers License as identification.

Ashley Adams  
Notary Public



APPROVED:  
COLUMBIA COUNTY, FLORIDA

By: Ashley Adams Ashley Adams

Name: Ashley Adams

Title: Notary, Deputy Clerk

Kyle Keen, Tax Collector  
Proudly Serving The People Of Columbia County  
135 NE Hernando Ave, Suite 125  
Lake City, Florida 32055-4006  
www.columbiataxcollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
2022 REAL ESTATE

Skip The Trip! [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

eCheck (Electronic payment from your checking account) and Credit/Debit Card

Fee for eCheck and Credit/Debit transactions added by payment processor - see website for fees

\*Print Your Receipt Instantly Online\*

Account #: R03943-017

003

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ROYALL CINDY  
2844 SW ELIM CHURCH RD  
FORT WHITE FL 32038-3618



26-6S-16 0000/0000 2.5 acres  
COMM SW COR OF NW1/4, RUN E  
1098.76 FT, N 764.89 FT FOR  
POB, E 179.61 FT, N 237.68 FT,  
E 189.64 FT, N 23.38 FT TO S  
See Tax Roll for extra legal.

Ad in full  
online  
11/3/22

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	7.8150	22,500		22,500	175.84
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	22,500		22,500	16.83
LOCAL	3.2990	22,500		22,500	74.23
CAPITAL OUTLAY	1.5000	22,500		22,500	33.75
SUWANNEE RIVER WATER MGT DIST	0.3368	22,500		22,500	7.58
LAKE SHORE HOSPITAL AUTHORITY	0.0001	22,500		22,500	

TOTAL MILLAGE

13.6989

TOTAL TAXES

\$308.23

eBill



Scan to view your  
bill or sign up to  
receive future bills  
by email.



columbiataxcollector.com  
Click "Register for eBilling"

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	Per Parcel	3.01

TOTAL ASSESSMENTS

\$3.01

COMBINED TAXES AND ASSESSMENTS

\$311.24

IF POSTMARKED BY:  
PLEASE PAY ONLY  
ONE AMOUNT

Nov 30 2022

\$298.79

Dec 31 2022

\$301.90

Jan 31 2023

\$305.02

Feb 28 2023

\$308.13

Mar 31 2023

\$311.24

Kyle Keen, Tax Collector  
Proudly Serving The People Of Columbia County  
135 NE Hernando Ave, Suite 125  
Lake City, Florida 32055-4006

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
2022 REAL ESTATE

Pay online at [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

AMOUNT DUE

I am paying the following amount (check only one box) based  
on the date paid online, in the office or postmarked:

- |   |          |
|---|----------|
| <input type="checkbox"/> Nov 30, 2022 (4% discount) | \$298.79 |
| <input type="checkbox"/> Dec 31, 2022 (3% discount) | \$301.90 |
| <input type="checkbox"/> Jan 31, 2023 (2% discount) | \$305.02 |
| <input type="checkbox"/> Feb 28, 2023 (1% discount) | \$308.13 |
| <input type="checkbox"/> Mar 31, 2023 (no discount) | \$311.24 |

19397.0000

R

26-6S-16 0000/0000 2.5 acres  
COMM SW COR OF NW1/4, RUN E  
1098.76 FT, N 764.89 FT FOR  
POB, E 179.61 FT, N 237.68 FT,  
E 189.64 FT, N 23.38 FT TO S  
See Tax Roll for extra legal.

ROYALL CINDY  
2844 SW ELIM CHURCH RD  
FORT WHITE FL 32038

Please Pay in U.S. Funds to Kyle Keen, Tax Collector  
135 NE Hernando Ave., Suite 125, Lake City, FL 32055

0000000000 0000031124 0000000193970000 0001 3

This Instrument Prepared by & return to:

Name: CINDY ROYALL  
Address: 2844 SW ELIM CHURCH RD  
FORT WHITE FL 32038

Parcel I.D. #: 03943-005

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst: 201812002783 Date: 02/09/2018 Time: 2:10PM  
Page 1 of 2 B: 1353 P: 931, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: PT  
Deputy Clerk Doc Stamp-Deed: 0.70  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 9<sup>th</sup> day of February, A.D. 2018, by **GREGORY CONTI** and **HOLLY CONTI, HUSBAND AND WIFE**, hereinafter called the grantors, to **CINDY ROYALL**, whose post office address is **2844 SW ELIM CHURCH RD, FORT WHITE, FL 32038**, hereinafter called the grantee;

(Wherever used herein the terms "grantors" and "grantee" 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 grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

**See Exhibit "A"**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

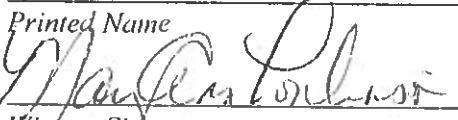
**To Have and to Hold** the same in fee simple forever.

**And** the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2018.


**In Witness Whereof**, the said grantors have signed and sealed these presents, the day and year first above written.


Signed, sealed and delivered in the presence of:

  
Witness Signature  
Tyler Rogers

Printed Name  
  
Witness Signature  
Mary Ann Tomlinson

Printed Name

  
L.S.  
**GREGORY CONTI**  
Address: 2844 SW ELIM CHURCH ROAD  
FORT WHITE FL 32038

  
L.S.  
**HOLLY CONTI**  
Address: 2844 SW ELIM CHURCH ROAD  
FORT WHITE FL 32038



### **Exhibit "A"**

COMMENCE AT THE SOUTHWEST CORNER OF THE NW ¼ OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA AND RUN N.89°29'58"E., 1098.76 FEET; THENCE N.00°12'29"W., 764.89 FEET TO THE POINT OF BEGINNING; THENCE N.89°47'31"E., 179.61 FEET; THENCE N.00°12'29"W., 237.68 FEET, THENCE N.89°47'31"E., 189.64 FEET; THENCE N.00°12'29"W., 23.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW ELIM CHURCH ROAD; THENCE N.50°02'25"W., ALONG SAID RIGHT-OF-WAY LINE, 483.22 FEET; THENCE S.00°12'29"E., 572.76 FEET TO THE POINT OF BEGINNING. CONTAINING 2.50 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NW ¼ OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 89°29'58"E., 1098.76 FEET; THENCE N.00°12'29"W., 764.89 FEET; THENCE N.89°47'31"E., 179.61 FEET; THENCE N.00°12'29"W., 237.68 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°47'31"E., 30.00 FEET; THENCE N.08°08'51"W., 180.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW ELIM CHURCH ROAD; THENCE N.50°02'25"W., ALONG SAID RIGHT-OF-WAY LINE, 45.01 FEET; THENCE S.08°14'26"E., 210.33 FEET TO THE POINT OF BEGINNING.

Recording requested by: Gregory Conti

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Greg and Holly Conti

Name Greg Conti

Address: 2844 S.W. Elin Ch. Rd.

Address 2844 S.W. Elin Ch. Rd.

City/State/Zip: Fl. White, Fl. 32038

City/State/Zip Fl. White, Fl. 32038

Property Tax Parcel/Account Number: R 13-005

## Quitclaim Deed

This Quitclaim Deed is made on November 8, 2010, between  
Janice D. Moore, Grantor, of 2844 S.W. Elin Ch. Rd.  
Fl. White, City of Fl. White, State of Florida,  
and Gregory and Holly Conti, Grantee, of 2844 S.W. Elin Ch. Rd.  
Fl. White, City of Fl. White, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2844 S.W. Elin Ch. Rd.  
Fl. White, City of Fl. White, State of Florida:

Commence at the Southwest corner of the NW1/4, Section 26, Township 6 South, Range 16 East, Columbia County, Florida and run thence N 89°29'58" E along the South line of said NW1/4 1098.76 feet to the POINT OF BEGINNING, thence continue N 89°29'58" E along said South line, 369.26 feet, thence N 0°12'29" W 1024.07 feet to the Southwesterly right-of-way line of County Road No. C-238, thence N 50°02'25" W along said right-of-way line, 478.30 feet to the P.T. of a curve, thence Northwesterly along said concave to the left having a radius of 34,337.47 feet along a cord bearing N 50°02'40" W, 4.92 feet, thence S 0°12'29" E, 1337.65 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 11-10-2010

Janice D. Moore  
Signature of Grantor

Janice D. Moore  
Name of Grantor

Angela Turner  
Signature of Witness #1

Angela Turner  
Printed Name of Witness #1

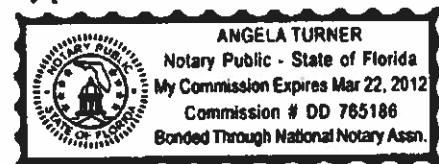
Wendy Nettles  
Signature of Witness #2

Wendy Nettles  
Printed Name of Witness #2

State of Florida County of Columbia  
On November 10, 2010, the Grantor, Janice D. Moore,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Angela Turner  
Notary Signature



Notary Public,  
In and for the County of Columbia State of Florida  
My commission expires: 3-22-2012 Seal

Send all tax statements to Grantee.

