



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 2109

Application Fee \$50.00

Receipt No. 753159

Filing Date 3-5-21

Completeness Date 3-23-2021

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Vernon Goad II
2. Address of Subject Property: 275 SW Inland Pk Lake City, FL 32024
3. Parcel ID Number(s): 03707-020
4. Future Land Use Map Designation: Ag
5. Zoning Designation: A-3
6. Acreage of Parent Parcel: 5.05
7. Acreage of Property to be Deeded to Immediate Family Member: 2.52
8. Existing Use of Property: residential
9. Proposed use of Property: residential
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Garrette Goad

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): Vernon Goad II Title: _____
Company name (if applicable): _____
Mailing Address: 275 SW Inland Pk Lake City, FL
City: Lake City State: FLA Zip: 32024
Telephone: (813) 365 9200 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.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Vernon Goad II
Mailing Address: 275 SW Inland Pk
City: Lake City State: FLA Zip: 32024
Telephone: (813) 365 9200 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.

Vernon Goacy Jr

Applicant/Agent Name (Type or Print)

Vernon Goacy Jr

Applicant/Agent Signature

3-5-21

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Vernon Goad III
Garrett Goad, 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 Son. 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. 03707 - 020.
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. 03707 - 036.
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.

Vernon Good
Owner

Vernon Good
Typed or Printed Name

Garrette Good
Immediate Family Member

Garrette Good
Typed or Printed Name

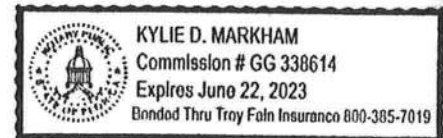
Subscribed and sworn to (or affirmed) before me this 5th day of March, 2021,
by Vernon Good & Garrette Good (Owner) who is personally known to me or has produced
_____ as identification.

Kyle Markham
Notary Public



Subscribed and sworn to (or affirmed) before me this 5th day of March, 2021,
by Garrette Good (Family Member) who is personally known to me or has
produced _____ as identification.

Kyle Markham
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams
Name: Liza Williams
Title: Planning Technician



Columbia County Tax Collector

generated on 3/1/2021 9:36:05 AM EST

Tax Record

Last Update: 3/1/2021 9:34:30 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 R03707-020	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address GOAD VERNON III 275 SW INFINITY LANE LAKE CITY FL 32024		Property Address 275 INFINITY SW LAKE CITY GEO Number 245S16-03707-020
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail HX 25000	Millage Code 003	Escrow Code
Legal Description (click for full description) 24-5S-16 0200/02005.05 Acres COMM NW COR OF S1/2 OF NW1/4, RUN E 717.13 FT, E 950.10 FT, S 1840.95 FT, W 490.71 FT FOR POB, S 481.24 FT, W 455.92 FT, N 483.62 FT, E 455.92 FT TO POB. (AKA TRACT 20-A GREAT SOUTH TIMBER S/D UNREC) ORB 905-1700, WD 1256-1628,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	37,931
COLUMBIA COUNTY SCHOOL BOARD		25,000
DISCRETIONARY	0.7480	37,931
LOCAL	3.7810	25,000
CAPITAL OUTLAY	1.5000	25,000
SUWANNEE RIVER WATER MGT DIST	0.3696	25,000
LAKE SHORE HOSPITAL AUTHORITY	0.0001	25,000
Total Millage	14.4137	Total Taxes
		\$186.38
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		\$406.36
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	3101358.0001	2020	\$390.11

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES

WARRANTY DEED

This Warranty Deed made and executed the 1st day of June A.D. 2013, by **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, hereinafter called the grantor, to **VERNON GOAD, III**, Whose post office address is 275 SW Infinity Lane, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for the consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz

LOT 20-A GREAT SOUTH TIMBER:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 24: Part of the N1/2 of SW 1/4 being more particularly described as follows: Commence at the Northwest corner of S 1/2 of NW 1/4 and run S 89 degrees 45' 3" E along the North line of S 1/2 of NW 1/4 and along the North line of Lot 1 of Paradise South, a subdivision as recorded in Plat Book 6, Pages 67-67A, a distance of 717.13 feet to the Northeast corner of said Lot 1; thence S 89 degrees 40' 48" E 950.10 feet; thence run S 0 degrees 22' 23" W 1840.95 feet, thence N 89 degrees 40' 48" W a distance of 490.71 feet to the POINT OF BEGINNING; thence run S 0 degrees 15' 54" W a distance of 481.24 feet; thence N 89 degrees 58' 38" W 455.92 feet; thence N 0 degrees 15' 54" E 483.62 feet; thence S 89 degrees 40' 48" E 455.92 feet to the POINT OF BEGINNING. Containing 5.05 acres more or less. Subject to Restrictions recorded in O. R. Book 0786, Pages 0401-0403, Columbia County, Florida and subject to Power Line Easement. Grantor reserves a perpetual non-exclusive Ingress-Egress Easement over and across the South 60 feet of the above described parcel. Grantor grants to Grantee a perpetual non-exclusive Ingress-Egress Easement over and across the following described lands.

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 24: Begin at the Southwest corner of Lot 7 of Paradise South, a subdivision as recorded in Plat Book 6, Pages 67-67A, Columbia County, Florida, said point also being on the East right-of-way line of Old Wire Road West, and run thence S 89 degrees 45' 31" E along the South line of said Lot 7 a distance of 674.45 feet to the Southeast corner of said Lot 7; thence run S 0 degrees 15' 54" W a distance of 60 feet to the South line of the Easement herein described; thence run N 89 degrees 45' 31" W along the North line of Lot 8 of Paradise South, a distance of 674.57 feet to the East right-of-way of Old Wire Road West; thence run N 0 degrees 22' 35" E along the East right-of-way line of Old Wire Road West, A distance of 60 feet to the POINT OF BEGINNING. Grantor is not obligated to maintain any of the Easements described herein. Purchasers, at their option, may do any such maintenance as they deem desirable or necessary, but are under no obligation to do so.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title 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, 2000.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nanci L. Brinkley
Witness: Nanci L. Brinkley

Shirley H. Hinton
Witness: Shirley H. Hinton

Bradley N. Dicks
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

State of Florida
County of Columbia

Imp: 201312009211 Date: 6/18/2013 Time: 1:43 PM
Doc Stamp: Deed 175.00
DC P. DeWitt Cason, Columbia County Page 1 of 1 B: 1256 P: 1628

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of June, 2013

Nanci L. Brinkley
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056





03707-019

945.482'

227.382'

195.71'

03707-106

227.382'

673.82'

202.98'

03707-031

481.24'

03707-020

24

03707-307

483.62'

323.62'

W 1/2

E 1/2

203.61'

SW INFINITY PI

489.82'

227.511'

227.512'

674.57'

03707-022

SW FOXTAIL CT

479.53'

03707-108

477.81'

323.47'

03707-041

1 inch = 54 feet

