



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 2025

Application Fee \$50.00

Receipt No. 751908

Filing Date 10-5-2020

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Willie B. Allen
2. Address of Subject Property: 272 NW Senior Ct. - Lake City, FL 32055
3. Parcel ID Number(s): B 01807-004
- ✓ 4. Future Land Use Map Designation: Agriculture
- ✓ 5. Zoning Designation: Agriculture
6. Acreage of Parent Parcel: 2.95 Ac
7. Acreage of Property to be Deeded to Immediate Family Member: 1.47
- ✓ 8. Existing Use of Property: Agriculture
- ✓ 9. Proposed use of Property: Agriculture
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Amiyla Nicole Allen

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): Willie B. Allen Title: _____
Company name (if applicable): _____
✓ Mailing Address: 377 NW Senior Ct
City: Lake City State: Fla. Zip: 32055
Telephone: (816) 397-0917 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): Willie B. Allen
Mailing Address: 377 NW Senior Ct.
City: Lake City, Fla State: Fla Zip: 32055
Telephone: (816) 397-0917 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.

Willie B. Allen

Applicant/Agent Name (Type or Print)

W B Allen

Applicant/Agent Signature

8-31-20

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Willie Allen, the Owner of the parent parcel which has been subdivided for Amaiya Allen, 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 granddaughter. 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. 01807-004.
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. 01807-014.
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.

Willie B. Allen
Owner

Granddaughter
Immediate Family Member

Willie B. Allen
Typed or Printed Name

Amaya Allen
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 10th day of September, 2020
by Willie B. Allen (Owner) who is personally known to me or has produced
_____ as identification.

Rentz Truman Galloway
Notary Public



Subscribed and sworn to (or affirmed) before me this 10th day of September, 2020
by Amaya Allen (Family Member) who is personally known to me or has
produced _____ as identification.

Rentz Truman Galloway
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Liza Williams

Name: Liza Williams

Title: Planning Technician



Columbia County Tax Collector

generated on 10/5/2020 11:08:38 AM EDT

Tax Record

Last Update: 10/5/2020 11:08:26 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		
R01807-004		REAL ESTATE	2019		
Mailing Address		Property Address			
ALLEN WILLIE B 377 NW SENIOR CT LAKE CITY FL 32055		272 SENIOR NW LAKE CITY			
		GEO Number 322S16-01807-004			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	003				
<u>Legal Description (click for full description)</u>					
32-2S-16 0200/02002.95 Acres COMM NE COR OF SE1/4, RUN S 1057.02 FT FOR POB, RUN W 492.37 FT, N 261.41 FT, E 492.70 FT, S 260.51 FT TO POB. (PARCEL 4) CS #01-258-CA, ORB 943-1677, TR 1205-771, TR 1207-1896, CORR TR 1210-417 TR 1216-1593, WD 1324-1084,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	19,430	0	\$19,430	\$155.73
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	21,694	0	\$21,694	\$16.23
LOCAL	3.9880	21,694	0	\$21,694	\$86.52
CAPITAL OUTLAY	1.5000	21,694	0	\$21,694	\$32.54
SUWANNEE RIVER WATER MGT DIST	0.3840	19,430	0	\$19,430	\$7.46
LAKE SHORE HOSPITAL AUTHORITY	0.9620	19,430	0	\$19,430	\$18.69
Total Millage		15.5970	Total Taxes	\$317.17	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$219.98			
GGAR	SOLID WASTE - ANNUAL	\$189.66			
		Total Assessments		\$409.64	
		Taxes & Assessments		\$726.81	
		If Paid By		Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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12/3/2019	PAYMENT	1403103.0005	2019	\$705.01
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Prior Years Payment History**Prior Year Taxes Due**

NO DELINQUENT TAXES

BOUNDARY SURVEY IN SECTION 32, TOWNSHIP 2 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

POINT OF COMMENCEMENT
PARCEL & EASEMENT
NE CORNER OF NE 1/4
OF SE 1/4, SECTION 32,
TOWNSHIP 2 SOUTH,
RANGE 16 EAST.

ROBERTA HUDSON
32-2S-16-01807-003

POINT OF BEGINNING
OF PARCEL
POINT OF TERMINATION
OF EASEMENT

POINT OF BEGINNING
OF EASEMENT
P.L.S. 5757

EAST LINE OF NE 1/4 OF
SE 1/4 OF SECTION 32



SCALE: 1" = 100'



SYMBOL LEGEND:

4"x4" CONCRETE MONUMENT FOUND	§	CENTERLINE
4"x4" CONCRETE MONUMENT SET	—E—	ELECTRIC LINES
IRON PIPE FOUND	—X—	WIRE FENCE
IRON PIN AND CAP SET	—O—	CHAIN LINK FENCE
X" CUT IN PAVEMENT	—D—	WOODEN FENCE
CALCULATED PROPERTY CORNER	—·—	SECTION LINE
MAIL & DISK	(PLAT)	AS PER A PLAT OF RECORD
POWER POLE	(DEED)	AS PER A DEED OF RECORD
WATER METER	(CALC.)	AS PER CALCULATIONS
UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
WELL	P.R.M.	PERMANENT REFERENCE MARKER
SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
SIGN POST		

DESCRIPTION: PARCEL 4
A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 16
EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SAID NE 1/4 OF SE 1/4 AND RUN S.00°31'33"E., ALONG
THE EAST LINE OF SAID NE 1/4 OF SE 1/4, 796.51 FEET; THENCE S.88°15'58"W., 248.44
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°15'58"W., 244.28 FEET;
THENCE S.00°36'03"E., 261.41 FEET; THENCE N.88°09'37"E., 244.28 FEET; THENCE
N.00°35'56"W., 260.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30.00 FOOT INGRESS AND EGRESS EASEMENT AS LIES 30.00 FEET TO
THE LEFT (SOUTH) OF THE FOLLOWING DESCRIBED LINE. A PART OF THE NE 1/4 OF THE
SE 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER
OF SAID NE 1/4 OF SE 1/4 AND RUN S.00°31'33"E., ALONG THE EAST LINE OF SAID NE
1/4 OF SE 1/4, 796.51 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE
S.88°15'58"E., 248.44 FEET TO THE POINT OF TERMINATION. SAID EASEMENT IS TO
EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON A PARENT TRACT DEED AS RECORDED IN D.R. BOOK 1324.
PAGES(S) 1084 & 1085 AND A BEARING OF S.00°31'33"E., FOR THE EAST LINE THEREOF.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM
PANEL NUMBER 12023C0190D HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT
TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON
DATE OF FIELD SURVEY AS SHOWN HEREIN.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR
THIS SURVEY EXCEPT AS SHOWN HEREIN.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE
POLICY.
- DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREIN IS BASED ON THE COUNTY
PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:

WILLIE B. ALLEN

FIELD BOOK, SEE

PAGE(S) FILE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER S-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2/10/2020

3/10/2020

L. SCOTT BRITT, P.S.M.

CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

2086 SW MAIN BLVD., SUITE 112, LAKE CITY, FLORIDA 32025
(386)752-7163 FAX (386)752-5573
www.brittsurvey.com

WORK ORDER # L-26338

Prepared by:
Branden Strickland
Abstract Trust Title, LLC
283 NW Cole Terrace / PO Box 7175
Lake City, FL 32055

Inst: 201612017284 Date: 10/26/2016 Time: 9:13AM
Page 1 of 2 B: 1324 P: 1084 P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp Deed: 73.50

ATS# 4-7383

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 11th day of October, 2016, **Joseph Franklin Wynn**, hereinafter called the grantor, to **Willie B. Allen** whose post office address is: 377 NW Senior Court, Lake City, FL 32055 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 and in 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:

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof

TOGETHER with all 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 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 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 our presence:

Mary Jane Rush
Witness:
Mary Jane Rush
Printed Name:
Kelly Cisenwski
Witness:
Kelly Cisenwski
Printed Name:

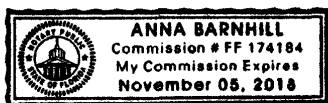
Joseph Franklin Wynn
Joseph Franklin Wynn

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 11th day of October, 2016 by JOSEPH FRANKLIN WYNN personally known to me or, if not personally known to me, who produced Personally known for identification and who did not take an oath.

Anna Barnhill
Notary Public

(Notary Seal)



ATT: 4-7383

EXHIBIT "A"

A part of the NE 1/4 of the SE 1/4 of Section 32, Township 2 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of said NE 1/4 of SE 1/4 and run S. 00°31'33" E., along the East line of said NE 1/4 of SE 1/4, 1057.02 feet to the Point of Beginning; thence S. 88°09'37" W., 492.37 feet; thence N. 00°36'03" W., 261.41 feet; thence N. 88°15'58" E., 492.70 to the East line of said NE 1/4 of SE 1/4; thence S. 00°31'33" E., along said East line, 260.51 feet to the Point of Beginning.