



## COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: June 4, 2019

Meeting Date: June 20, 2019

Name: Laurie Hodson

Department: Building And Zoning

Division Manager's Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be "LH", written over a horizontal line.

**1. Nature and purpose of agenda item:**

SFLP 19 11 - Parents Albert & Pearlana Thomas, Deeding 1.74 acres to son, Dacre Andre' McLean for his home site.

**2. Recommended Motion/Action:**

Approval of Special Family Lot Permit for Albert & Pearlana Thomas

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.



# Columbia County Gateway to Florida

## FOR PLANNING USE ONLY

Application # SFLP 19-11

Application Fee \$50.00

Receipt No. 5067

Filing Date 6-4-19

Completeness Date 6-4-19

## Special Family Lot Permit Application

### A. PROJECT INFORMATION

1. Title Holder's Name: Albert & Pearlana Thomas
2. Address of Subject Property: 268 SW Sunview St. Fort White, FL 32038
3. Parcel ID Number(s): 33-55-16-03751-204
4. Future Land Use Map Designation: Agriculture
5. Zoning Designation: A-3
6. Acreage of Parent Parcel: 5.00
7. Acreage of Property to be Deeded to Immediate Family Member: 1.75
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: Dacre Andre' McLean

**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): \_\_\_\_\_ Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
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.

- (3) If the applicant is agent for the property owner\*.

Property Owner Name (title holder): Thomas & Pearlana Thomas  
Mailing Address: 268 SW Sunview St  
City: Fort White State: FL Zip: 32038  
Telephone: (352) 299-5665 Fax: (\_\_\_\_) \_\_\_\_\_ Email: lockiessoulfood@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.

\*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.

**Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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.

Peakana Barnes Thomas  
Albert Thomas

Applicant/Agent Name (Type or Print)

J B Thomas  
Albert Thomas

Applicant/Agent Signature

5-21-19

Date



## Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated 5/9/2019

Parcel: &lt;&lt; 33-5S-16-03751-204 &gt;&gt;

### Owner & Property Info

Owner	THOMAS ALBERT F & PEARLENA 268 SW SUNVIEW ST FT WHITE, FL 32038		
Site	268 SUNVIEW ST, FORT WHITE		
Description*	LOT 4 SOUTH WIND S/D, EX THAT PART OF LOT 4 DESC AS FOLLOWS: COMM AT NE COR OF LOT 4, RUN S 419.52 FT FOR POB, CONT S 179.98 FT TO SE COR OF SAID LOT 4, W 363.36 FT TO SW COR OF LOT, N 238.48 FT, S 81 DG E 367.60 FT TO POB. ORB WD 1002-1950.		
Area	3.25 AC	S/T/R	33-5S-16E
Use Code**	SINGLE FAM (000100)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

### Property & Assessment Values

2018 Certified Values		2019 Working Values	
Mkt Land (1)	\$18,900	Mkt Land (1)	\$18,900
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$85,077	Building (1)	\$85,207
XFOB (1)	\$1,800	XFOB (1)	\$1,800
Just	\$105,777	Just	\$105,907
Class	\$0	Class	\$0
Appraised	\$105,777	Appraised	\$105,907
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,777	Assessed	\$105,907
Exempt	HX H3 \$50,000	Exempt	HX H3 \$50,000
Total Taxable	county:\$55,777 city:\$55,777 other:\$55,777 school:\$80,777	Total Taxable	county:\$55,907 city:\$55,907 other:\$55,907 school:\$80,907

Aerial Viewer Pictometry Google Maps



### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/1/2003	\$23,000	1002/1950	WD	I	U	04

### ▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	2002	2018	2804	\$85,207

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

### ▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0031	BARN,MT AE	2014	\$1,800.00	1.000	0 x 0 x 0	(000.00)

### ▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
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# Parent Parcel Deed

## WARRANTY DEED

This Warranty Deed made and executed the 1st day of December A.D. 2003 by Subrandy Limited Partnership, hereinafter called the grantor, to Albert F. Thomas and Pearlina Thomas, his wife, Whose post office address is 268 SW Sunview Street, Fort White, FL 32038, 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 4 SOUTHWIND, a subdivision as recorded in Plat Book 6, Page 179, Columbia County, Florida, subject to Restrictions recorded in O.R. Book 847, Pages 1391-1392, Columbia County, Florida, and subject to Power Line Easement.

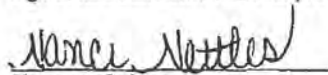
Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise appertaining.

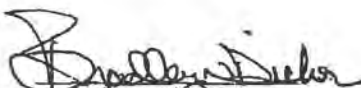
To Have and to Hold, the same in fee simple forever.


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, 1998.

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:

  
Signature of witness  
Nanci Nettles

  
Bradley N. Dicks, G.P.  
Subrandy Limited Partnership

  
Signature of witness  
Suzanne D. Adams

State of Florida  
County of Columbia

Inst: 2003027330 Date: 12/19/2003 Time: 11:01  
Doc Stamp-Deed : 161.00

DC, P. Dewitt Cason, Columbia County B: 1002 P: 1950

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 December A.D. 2003



  
Notary Public, State of Florida

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



## Columbia County Tax Collector

generated on 5/21/2019 11:55:28 AM EDT

## Tax Record

Last Update: 5/21/2019 11:55:11 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
R03751-204	REAL ESTATE	2018
<b>Mailing Address</b> THOMAS ALBERT F & PEARLENA 268 SW SUNVIEW ST FT WHITE FL 32038		<b>Property Address</b> 268 SUNVIEW SW FORT WHITE
		<b>GEO Number</b> 335S16-03751-204
<b>Exempt Amount</b>	<b>Taxable Value</b>	
See Below	See Below	
<b>Exemption Detail</b> H3 25000 HX 25000		<b>Millage Code</b> 003
		<b>Escrow Code</b> 999
<b>Legal Description (click for full description)</b> 33-5S-16 0100/01003.25 Acres LOT 4 SOUTH WIND S/D, EX THAT PART OF LOT 4 DESC AS FOLLOWS: COMM AT NE COR OF LOT 4, RUN S 419.52 FT FOR POB, CONT S 179.98 FT TO SE COR OF SAID LOT 4, W 363.36 FT TO SW COR OF LOT, N 238.48 FT, S 81 DG E 367.60 FT TO POB. ORB WD 1002-1950.		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b> <b>Exemption Amount</b> <b>Taxable Value</b> <b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	8.0150	105,777 50,000 \$55,777 \$447.06
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	105,777 25,000 \$80,777 \$60.40
LOCAL	4.2010	105,777 25,000 \$80,777 \$340.39
CAPITAL OUTLAY	1.5000	105,777 25,000 \$80,777 \$121.17
SUWANNEE RIVER WATER MGT DIST	0.3948	105,777 50,000 \$55,777 \$22.08
LAKE SHORE HOSPITAL AUTHORITY	0.9620	105,777 50,000 \$55,777 \$51.06
<b>Total Millage</b>		<b>15.8208</b>
<b>Total Taxes</b>		<b>\$1,043.66</b>
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$210.00
GGAR	SOLID WASTE - ANNUAL	\$193.00
<b>Total Assessments</b>		<b>\$403.00</b>
<b>Taxes &amp; Assessments</b>		<b>\$1,456.64</b>
<b>If Paid By</b>		<b>Amount Due</b>
		<b>\$0.00</b>



Date Paid	Transaction	Receipt	Item	Amount Paid
3/4/2019	PAYMENT	2704044.0001	2018	\$363.01
12/7/2018	PAYMENT	2702124.0001	2018	\$352.10
9/6/2018	PAYMENT	2706225.0001	2018	\$348.46
6/6/2018	PAYMENT	2705071.0001	2018	\$343.30

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Son's Property

**Columbia County Property Appraiser**

Jeff Hampton

**2018 Tax Roll Year**

updated: 5/9/2019

Parcel: &lt;&lt; 33-5S-16-03751-224 &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	MCLEAN DACRE ANDRE' 2436 ATRIUM CIRCLE ORLANDO, FL 32808		
Site	268 SUNVIEW ST, FORT WHITE		
Description*	PART OF LOT 4 SOUTH WIND S/D DESC AS: COMM AT NE COR OF LOT 4, RUN S 419.52 FT FOR POB, CONT S 179.98 FT TO SE COR OF SAID LOT 4, W 363.36 FT TO SW COR OF LOT, N 238.48 FT, S 81 DG E 367.60 FT TO POB. WD 1271-1816,		
Area	1.75 AC	S/T/R	33-5S-16E
Use Code**	VACANT (000000)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information

**Property & Assessment Values**

2018 Certified Values		2019 Working Values	
Mkt Land (1)	\$9,750	Mkt Land (1)	\$9,750
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$9,750	Just	\$9,750
Class	\$0	Class	\$0
Appraised	\$9,750	Appraised	\$9,750
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$9,750	Assessed	\$9,750
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$9,750 city:\$9,750 other:\$9,750 school:\$9,750	Total Taxable	county:\$9,750 city:\$9,750 other:\$9,750 school:\$9,750

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
3/24/2014	\$100	1271/1816	WD	V	U	11

**▼ Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 LT - (1.750 AC)	1.00/1.00 0.30/1.00	\$9,750	\$9,750



*Sales price &  
doc stamp. 70*

*Son's Property*

This Instrument Prepared by & return to:  
Name: **PEARLENA BARNES-THOMAS**  
Address: **268 SW SUNVIEW STREET  
FORT WHITE, FLORIDA 32038**

Parcel I.D. #: 03751-204

Inst. 201412004261 Date 3/26/2014 Time 3:37 PM  
Doc Stamp Used 0.70  
P. DeWitt Cason Columbia County Page 1 of 1 B 12/1 P 1816

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 24th day of March, A.D. 2014, by **ALBERT F. THOMAS and PEARLENA BARNES-THOMAS, HIS WIFE**, hereinafter called the grantors, to **DACRE ANDRE' MCLEAN**, whose post office address is **2436 ATRIUM CIRCLE, ORLANDO, FLORIDA 32808**, 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:

COMMENCE AT THE NE CORNER OF LOT 4 OF "SOUTH WIND" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 179 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO KNOWN AS P.R.M. 5, AND RUN S 00°21'48" E, ALONG THE EAST LINE OF SAID LOT 4, 419.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°21'48" E, 179.98 FEET TO THE SE CORNER OF SAID LOT 4; THENCE S 89°12'14" W, ALONG THE SOUTH LINE OF SAID LOT 4, 363.36 FEET TO THE SW CORNER OF SAID LOT 4; THENCE N 00°21'48" W, ALONG THE WEST LINE OF SAID LOT 4, 238.48 FEET; THENCE S 81°38'22" E, 367.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF LOT 4 OF "SOUTH WIND" AS PER THE PLAT THEREOF RECORDED ON PLAT BOOK 6, PAGE 179 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO KNOWN AS P.R.M. 5, AND RUN S 00°21'48" E, ALONG THE EAST LINE OF SAID LOT 4, 419.52 FEET; THENCE N 81°38'22" W, 30.35 FEET; THENCE N 00°21'48" W, 414.69 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE N 89°12'14" E, ALONG THE NORTH LINE OF SAID LOT 4, 30.00 FEET TO THE POINT OF BEGINNING.

**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, 2014.

**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:

*Patricia Lang*  
Witness Signature  
**Patricia Lang**  
Printed Name  
*Harry Peyton*  
Witness Signature  
**Harry Peyton**  
Printed Name

*Albert F. Thomas* L.S.  
**ALBERT F. THOMAS**  
Address:  
**268 SW SUNVIEW STREET, FORT WHITE, FLORIDA  
32038**  
*Pearlena Barnes-Thomas* L.S.  
**PEARLENA BARNES-THOMAS**  
Address:  
**268 SW SUNVIEW STREET, FORT WHITE, FLORIDA  
32038**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 24th day of March, 2014, by **ALBERT F. THOMAS and PEARLENA BARNES-THOMAS**, who are known to me or who have produced \_\_\_\_\_ as identification.



*Patricia Lang*  
Notary Public  
My commission expires *12-14-14*



## **FAMILY RELATIONSHIP AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Albert & Pearlina Thomas the Owner of the parent parcel which has been subdivided for and Dacre Andre' Wilson, the Immediate Family Member of the Owner, 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. 33-55-16-03751-204.
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. 33-55-16-03751-224.
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.

Pearlene B. Thomas  
Albert Thomas

Owner

Albert Thomas

Pearlene Thomas

Typed or Printed Name

Dawn

Immediate Family Member

Dacre Andre' McLean

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 21 day of May, 2019,  
by P.B. Thomas & Albert Thomas (Owner) who is personally known to me or has produced  
FDL's as identification.

[Signature]

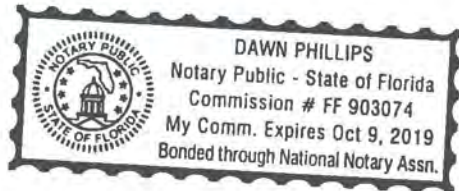
Notary Public



Subscribed and sworn to (or affirmed) before me this 28 day of May, 2019,  
by Dacre McLean (Family Member) who is personally known to me or has  
produced \_\_\_\_\_ as identification.

[Signature]

Notary Public



APPROVED:  
COLUMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



