



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: January 28, 2020 Meeting Date: February 6, 2020

Name: Liza Williams Department: Building And Zoning

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Consent Agenda - Special Family Lot Application SFLP 2004 - Terrance Jones Deeding 1 acre to his sister Melissa Robinson.

2. Recommended Motion/Action:

Recommend approval for SFLP2004

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 2004
 Application Fee \$50.00
 Receipt No. 74817
 Filing Date 1-27-20
 Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Terrance Jones Sr.
- Address of Subject Property: 415 NW Friendship Way
- Parcel ID Number(s): 28-25-16-01772-012
- Future Land Use Map Designation: Agriculture
- Zoning Designation: Ag-3
- Acreage of Parent Parcel: 4
- Acreage of Property to be Deeded to Immediate Family Member: 1 acre
- Existing Use of Property: Vacant lot
- Proposed use of Property: House
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Melissa Robinson

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

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Terrance Jones Sr. Title: Owner
 Company name (if applicable): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: (386) 466-5795 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.

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Terrance Jones
 Mailing Address: 297 NW Friendship Way
 City: Lake City State: FL Zip: 32055
 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.

Terrance Jones

Applicant/Agent Name (Type or Print)

Yannick Jones

Applicant/Agent Signature

1-27-20

Date

**THIS INSTRUMENT PREPARED BY
AND RETURN TO::**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202012002085 Date: 01/27/2020 Time: 11:27AM
Page 1 of 2 B: 1404 P: 687, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED made this 23 day of January, 2020, by **TERRANCE LAVAIR JONES, SR.**, not residing on the property, whose mailing address is 297 NW Friendship Way, Lake City, Florida 32055, Grantor, to **MELISSA ROBINSON** whose mailing address is 2045 Jammes Road, Apt. #270, Jacksonville, Florida 32210, Grantee.

WITNESSETH:

That the said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00 DOLLARS)**, in hand paid by the said grantee, receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the Columbia, State of Florida, to-wit:

TOWNSHIP 2 SOUTH, RANGE 16 EAST

SECTION 28: A PARCEL OF LAND in section 28, township 2 South, Range 16 East, Columbia County, Florida, being a portion of Lot No. 12 of PINEHILLS, a subdivision as recorded in Plat Book 5, Pages 58 and 58A of the Public Records of Columbia County, Florida, and being more particularly described as follows, Commence at the Southeast corner of said Lot No. 12 of PINEHILLS and run N 00° 01' 04" E. Along the East line of said Lot 12 a distance of 160.00 feet to the POINT OF BEGINNING; thence S. 73° 12' 52" W. 146.40 feet; thence S. 47° 06' 46" W. 205.61 feet; to a point on the Easterly Right-of-Way line of N W Friendship Way, said point being on the arc of a curve concave to the East having a radius of 200.00 feet and a central angle of 50° 15' 05", said curve also having a chord bearing and distance of N. 25° 06' 29" W. 169.84 feet; thence Northerly along the arc of said curve, being said Easterly Right-of-way line of NW Friendship Way a distance 175.41 feet to the end of said curve; thence N. 66° 56' 20" E. 199.48 feet; thence N. 79° 13' 18" E. 182.58 feet to a point on the East line of said Lot No. 12; thence S. 00° 01' 04" W. Along said East line 83.87 feet to the POINT OF BEGINNING. Containing 1.00 acres, more or less.

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

N.B. No portion of the above described property constitutes the homestead of Grantor, and is not contiguous to Grantor's homestead property.

N. B. Grantee is the sibling (sister) of Grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Natalia Vicenzi
Witness

Natalia Vicenzi
Print or Type Name

Terri B. Brown
Witness

Terri B. Brown
Print or Type Name

Terrance L. Jones Sr (SEAL)
TERRANCE LAVAIR JONES, SR.

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23 day of January, 2020, by **TERRANCE LAVAIR JONES, SR.** who is personally know to me or who has produced a _____ as identification.

Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30



Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 1/6/2020

Parcel: << **28-2S-16-01772-023** >>

Owner & Property Info

Result: 1 of 1

Owner	JONES TERRANCE LAVAIR JR 297 NW FRIENDSHIP WAY LAKE CITY, FL 32055		
Site	FRIENDSHIP WAY, LAKE CITY		
Description*	PART OF LOT 12 PINEHILLS S/D DESC AS: COMM AT SE COR OF LOT 12 PINEHILLS, RUN N 160 FT TO POB, S 73 DEG W 146.40 FT, S 47 DEG W 205.61 FT TO E/R/W NW FRIENDSHIP WAY, N'LY ALONG CURVE 175.41 FT, N 66 DEG E 199.48 FT, N 79 DEG E 182.58 FT S 83.87 FT TO POB. 8 ...more>>>		
Area	1 AC	S/T/R	28-2S-16
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

2019 Certified Values	2020 Working Values	
There are no 2019 Certified Values for this parcel	Mkt Land (1)	\$9,253
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$9,253
	Class	\$0
	Appraised	\$9,253
	SOH Cap [?]	\$0
	Assessed	\$9,253
	Exempt	\$0
	Total Taxable	county:\$9,253 city:\$9,253 other:\$9,253 school:\$9,253

Aerial Viewer Pictometry Google Maps



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
10/2/2019	\$100	1395/1776	WD	V	U	30

▼ 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						

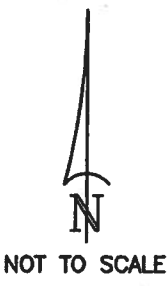
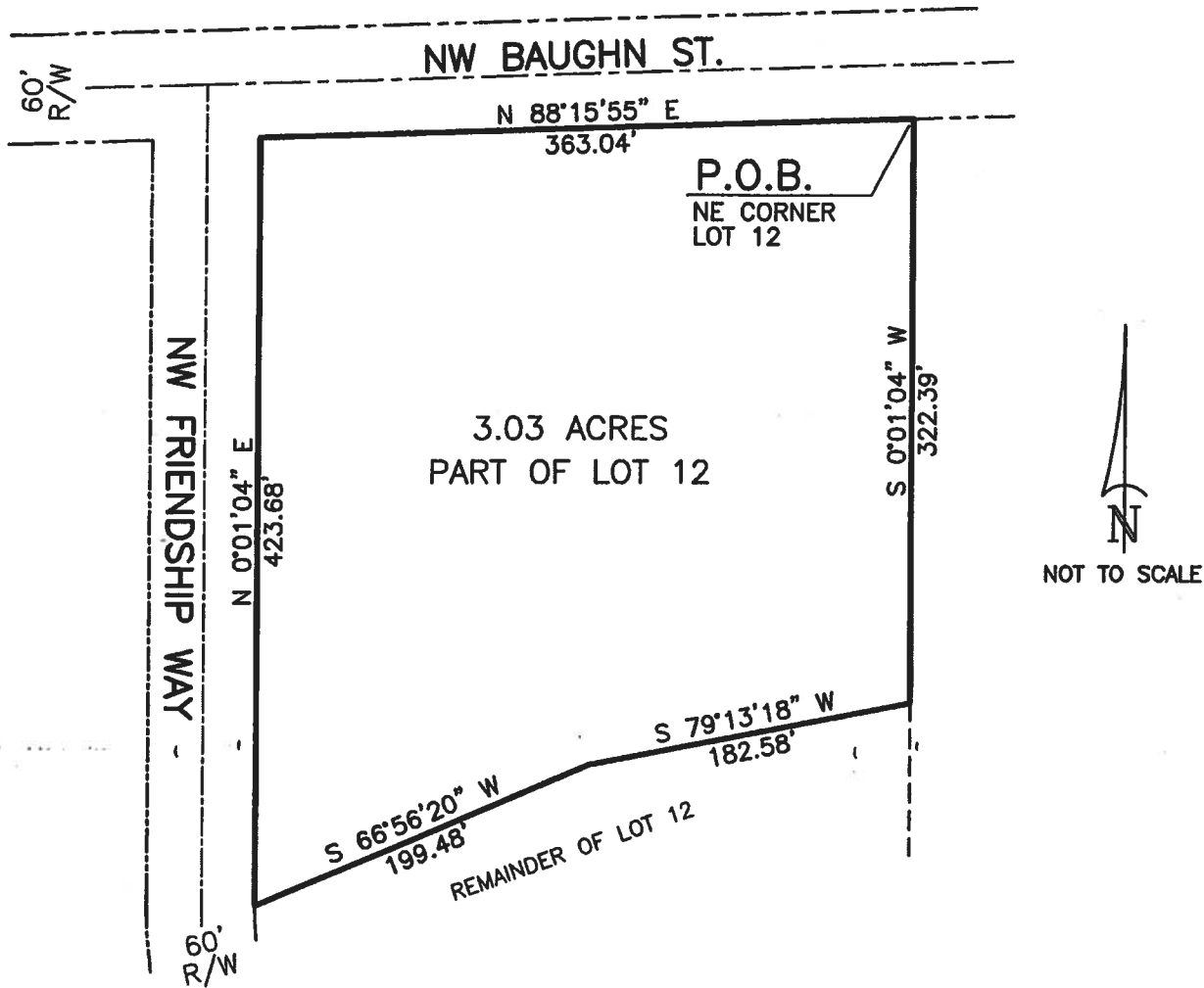
▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000000	VAC RES (MKT)	1.000 AC	1.00/1.00 1.00/1.00	\$9,254	\$9,253

Search Result: 1 of 1

Exhibit "A"

SKETCH FOR DESCRIPTION
 PART OF LOT 12 - PINEHILLS
 SECTION 28, TOWNSHIP 2 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA



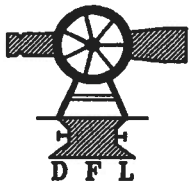
DESCRIPTION:

A part of Lot 12 of PINEHILLS, a subdivision recorded in Plat Book 5, Pages 58 and 58A of the Public Records of Columbia County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of said Lot 12 and run S.00°01'04"W. along the East line of said Lot 12 a distance of 322.39 feet; thence S.79°13'18"W. 182.58 feet; thence S.66°56'20"W. 199.48 feet to a point on the West line of said Lot 12; thence N.00°01'04"E. along said West line, being also the Easterly Right-of-Way line of NW Friendship Way 423.68 feet to the Northwest corner of said Lot 12; thence N.88°15'55"E. along the North line of said Lot 12, being also the Southerly Right-of-Way line of NW Baughn Street 363.04 feet to the POINT OF BEGINNING. Containing 3.03 acres, more or less.

NOT A SURVEY

FOR: Terrance Jones

DATE: 10-3-19
 FILE: 6910.DWG



Donald F. Lee and Associates, Inc.

SURVEYORS

140 Northwest Ridgewood Avenue, Lake City, Florida 32055
 Phone: (386) 755-6166 FAX: (386) 755-6167
 Certificate of Authorization # LB 7042

Columbia County Tax Collector

generated on 1/27/2020 4:53:18 PM EST

Tax Record

Last Update: 1/27/2020 4:52:29 PM EST



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			
R01772-012	REAL ESTATE	2019			
Mailing Address JONES TERRANCE LAVAIR SR & TERRANCE LAVAIR JONES JR & TYRIN LAVODRICK JONES (JTWRS) 297 NW FRIENDSHIP WAY LAKE CITY FL 32055		Property Address 297 FRIENDSHIP NW LAKE CITY GEO Number 282S16-01772-012			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
H3 25000	003				
HX 25000					
Legal Description (click for full description)					
28-2S-16 0100/01004.03 Acres LOT 12 PINEHILLS S/D EX 1 AC DESC IN WD 1334-1707. 894-2680 QC 1112-2076, QC 1162-399, QC 1165-1881					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	185,533	50,000	\$135,533	\$1,086.30
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	185,533	25,000	\$160,533	\$120.08
LOCAL	3.9880	185,533	25,000	\$160,533	\$640.21
CAPITAL OUTLAY	1.5000	185,533	25,000	\$160,533	\$240.80
SUWANNEE RIVER WATER MGT DIST	0.3840	185,533	50,000	\$135,533	\$52.04
LAKE SHORE HOSPITAL AUTHORITY	0.9620	185,533	50,000	\$135,533	\$130.38
Total Millage		15.5970	Total Taxes		\$2,269.81
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					\$2,679.45
If Paid By				Amount Due	
11/30/2019				\$2,572.27	
12/31/2019				\$2,599.07	
1/31/2020				\$2,625.86	

2/29/2020	\$2,652.66
3/31/2020	\$2,679.45

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Terrance Lavain Jones Sr., the Owner of the parent parcel which has been subdivided for Melissa Robinson, 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. 28-25-16-01772-012
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. 28-25-16-01772-023
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.

Yerrance Jones
Owner

Melissa Robinson
Immediate Family Member

Yerrance Jones Sr
Typed or Printed Name

Melissa Robinson
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 27th day of January, 2020,
by Yerrance Jones (Owner) who is personally known to me or has produced
personally known as identification.

Margo B. Combs
Notary Public



MARGO B. COMBS
Notary Public, State of Florida
My Comm. Expires February 17, 2023
Commission No. GG 302765

Subscribed and sworn to (or affirmed) before me this 27th day of January, 2020,
by Melissa Robinson (Family Member) who is personally known to me or has
produced personally known as identification.

Margo B. Combs
Notary Public



MARGO B. COMBS
Notary Public, State of Florida
My Comm. Expires February 17, 2023
Commission No. GG 302765

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

