



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: 5/4/2020 Meeting Date: 5/21/2020

Name: Liza Williams Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "Liza Williams", is written over the signature line.

1. Nature and purpose of agenda item:

Special Family Lot Permit Application SFLP2007 - Mary Claire Connelly deeding 1.81 acres to her sister, Theresa Gianos

2. Recommended Motion/Action:

Recommend approval for SFLP2007

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # SFLP 2007

Application Fee \$50.00

Receipt No. 750515Filing Date 5-4-2020Completeness Date 5-4-2020

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Mary Claire Connelly
- Address of Subject Property: 598 SW Barney St., High Springs, FL 32643
- Parcel ID Number(s): 09-7S-17-09961-000
- Future Land Use Map Designation: Ag
- Zoning Designation: AG
- Acreage of Parent Parcel: 13.47
- Acreage of Property to be Deeded to Immediate Family Member: 1.81
- Existing Use of Property: Residential
- Proposed use of Property: Residential
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Theresa Irene Gianos

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): Mary Claire Connelly Title: _____
Company name (if applicable): _____
Mailing Address: 598 SW Barney Street
City: High Springs State: FL Zip: 32643
Telephone: (____) 454-5526 Fax: (____) _____ Email: jeffcon8@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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
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.

***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.

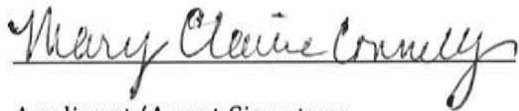
Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 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.

MARY CLAIRE CONNELLY

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

05-01-2020

Date



Ronnie Brannon, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
 governmax.com 1.13

Tax Record

print ↩ ↪ ↻ ↺

Account Number
1 of 1

Last Update: 5/1/2020 12:07:48 PM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

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.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

Site Functions

Tax Search

Local Business Tax

Contact Us

County Login

Home

Account Number		Tax Type	Tax Year		
R09961-000		REAL ESTATE	2019		
Mailing Address		Property Address			
CONNELLY JEFFREY LAWRENCE & MARY CLAIRE CONNELLY 598 SW BARNEY ST HIGH SPRINGS FL 32643		598 BARNEY SW HIGH SPRINGS			
		GEO Number	097S17-09961-000		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
H3 8279		003	651		
HX 25000					
<u>Legal Description (click for full description)</u>					
09-7S-17 5000/500013.47 Acres NE1/4 OF NW1/4 EX A PARCEL BEING 495 FT N & S BY 132 FT E & W IN SW COR, & EX 14.029 AC DESC IN ORB 1009-1786. EX 10 AC DESC IN ORB 1066-2541 486-692, 551-219, 739-439, DC 1322-2074, WD 1335-1643, WD 1335-1643,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	81,529	33,279	\$48,250	\$386.72
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	81,529	25,000	\$56,529	\$42.29
LOCAL	3.9880	81,529	25,000	\$56,529	\$225.44
CAPITAL OUTLAY	1.5000	81,529	25,000	\$56,529	\$84.79
SUWANNEE RIVER WATER MGT DIST	0.3840	81,529	33,279	\$48,250	\$18.53
LAKE SHORE HOSPITAL AUTHORITY	0.9620	81,529	33,279	\$48,250	\$46.42
Total Millage		15.5970	Total Taxes	\$804.19	
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		\$1,213.83
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/10/2019	PAYMENT	9974658.0001	2019	\$1,165.28

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

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MANATRON

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, MARY CLAIRE CONNELLY, the Owner of the parent parcel which has been subdivided for THERESA I. GIANOS, 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 HER 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. 09-7s-17-09961-000.
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. _____.
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.

Mary Claire Connelly
Owner

Theresa Gianos
Immediate Family Member

Mary Claire Connelly
Typed or Printed Name

Theresa Gianos
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 30 day of April, 2020,
by Mary Claire Connelly (Owner) who is personally known to me or has produced
Fla. Drivers License as identification.

Linda Croft Rodriguez
Notary Public



LINDA CROFT RODRIGUEZ
Commission # GG 228542
Expires August 1, 2022
Bonded Thru Budget Notary Services

Subscribed and sworn to (or affirmed) before me this 21st day of April, 2020,
by Theresa Gianos (Family Member) who is personally known to me or has
produced driver's license as identification.

T. Butterfield
Notary Public

Commonwealth of Pennsylvania - Notary Seal
TRACI BUTTERFIELD - Notary Public
Bucks County
My Commission Expires Jan 20, 2024
Commission Number 1362444

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

SYMBOL LEGEND:

-
- SCALE: 1" = 100'

DESCRIPTION:
PARCEL "A" 4
BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7
SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°22'09"W., 173.00 FEET;
THENCE S.87°59'20"W., 455.32 FEET; THENCE S.01°23'35"E., 173.00 FEET; THENCE
N.87°59'20"E., 455.25 FEET TO THE POINT OF BEGINNING. CONTAINING 11.68 ACRES MORE
OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 35.00 FEET TO THE RIGHT (EAST) OF THE FOLLOWING DESCRIBED LINE:
COMMENCE | AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°59'20"W., 455.25 FEET; THENCE N.01°23'36"W., 173.00 FEET TO THE POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE N.01°23'36"W., 1116.98 FEET TO THE POINT OF TERMINATION OF SAID LINE.

PARCEL "B",
COMMENCE: AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP
7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N01°22'09"W, 173.00
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°22'09"W, 1289.37 FEET;
THENCE S.88°03'58"W, 455.78 FEET; THENCE S.01°23'35"E, 1116.98 FEET; THENCE
N.87°59'20"E, 455.32 FEET TO THE POINT OF BEGINNING.

SUBJECT T1 TO AN EASEMENT FOR INGRESS AND EGRESS AS LIES 35.00 FEET TO THE RIGHT (EAST) OF THE FOLLOWING DESCRIBED LINE:
COMMENCE 1/4 AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°59'20"W., 455.25 FEET; THENCE N.01°23'36"W., 173.00 FEET TO THE POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE N.01°23'36"W., 1116.98 FEET TO THE POINT OF TERMINATION OF SAID LINE.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FINDING.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.88°03'58"W., FOR THE NORTH LINE THEREOF.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 5000 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRH PANEL NUMBER 12023C0513C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

JEFF CONNELLY

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 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

04/09/20	04/22/20
FIELD SURVEY DTE	DRAWING DATE

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.

FIELD BOOK: 365 PAGE(S): 82

BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BLVD, SUITE. 112
LAKE CITY, FLORIDA 32025

www.brittsurvey.com LAKE CITY,
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-26498