



**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: 6/30/2020 Meeting Date: 7/16/2020

Name: Liza Williams Department: Building And Zoning

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Special Family Lot Permit Application - SFLP 2013 - David and Mary Moyer deeding 2.5 acres to their daughter Joann Stalnaker

2. Recommended Motion/Action:

Recommend approval for SFLP 2013

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	20 13
Application Fee	\$50.00
Receipt No.	_____
Filing Date	6-30-2020
Completeness Date	_____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: David, Mary Moyer
- Address of Subject Property: 232 S.W Clayton Ln.
- Parcel ID Number(s): 22-75-16-04283-001
- Future Land Use Map Designation: Ag
- Zoning Designation: A-3
- Acreage of Parent Parcel: 5 acres
- Acreage of Property to be Deeded to Immediate Family Member: 2.5 acres
- Existing Use of Property: Residence
- Proposed use of Property: Daughter + son in-law Residence
- Name of Immediate Family Member for which Special Family Lot is to be Granted: _____
Harry + Joann Stalnaker

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): DAVID + MARY MOYER Title: _____
Company name (if applicable): _____
Mailing Address: 232 SW Clayton Lane
City: St White State: FL Zip: 32038
Telephone: (352) 260 5157 Fax: () Email: Thompson Flower Shop @ W. ndstrom .net

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 and david moye

Applicant/Agent Name (Type or Print)

mary moyer

Applicant/Agent Signature

6-30-2020

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Gail Y. SAURKY, the Owner of the parent parcel which has been subdivided for DAVID + MARY MOYER, 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 Daughter, Joanna Stelna 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. 22-75-16-04283-001.
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. 22-75-16-04283-001.
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.

David H. Mayer

Mary J. Mayer
Owner's

Joann Stalnak
Immediate Family Member

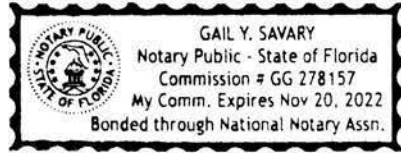
David Mayer

MARY J. MAYER
Typed or Printed Name

Joann Stalnak
Typed or Printed Name

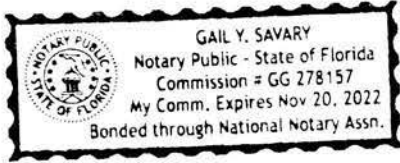
Subscribed and sworn to (or affirmed) before me this 15th day of May, 2020
by *David H. Mayer* (Owner) who is personally known to me or has produced
FL Drivers Lic's as identification.

Gail Y. Savary
Notary Public



Subscribed and sworn to (or affirmed) before me this 15th day of May, 2020
by *Joann Elizabeth Stalnak* (Family Member) who is personally known to me or has
produced FL Drivers Lic's as identification.

Gail Y. Savary
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$ _____

Prepared By And Return To:

SOUTHEAST TITLE GROUP, INC.

PG 0947

Address: 2015 So. First Street
Lake City, FL 32056

97-16132

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

1997 NOV -5 PM 3:20

SE File #97Y-10036KW/KIM WATSON
Property Appraisers Parcel I.D. Number(s):
22-7S-16-04283-001
Grantee(s) S.S.#(s):
261478030
266-43-7613

RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY MCK D.C.

WARRANTY DEED

THIS WARRANTY DEED made and executed the 4th day of November, 1997 by J. L. DICKS, A MARRIED MAN, hereinafter called the Grantor, to DAVID H. MOYER and MARY J. MOYER, HIS WIFE, whose post office address is: Rt. 1, Box 1099, Ft. White, Florida 32038 hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. (TT/CR)

SUBJECT TO A 30 FOOT EASEMENT OVER AND ACROSS THE NORTH 30 FEET.

SUBJECT TO: A PRIOR CONVEYANCE OF 1/2 OIL, GAS AND OTHER MINERALS AS RECORDED IN DEED BOOK 67, PAGE 373-374.

SUBJECT TO: RIGHT OF WAY EASEMENT IN FAVOR OF CLAY ELECTRIC COOP., INC. AS RECORDED IN O.R. BOOK 836, PAGE 1292.

SUBJECT TO: EASEMENT AGREEMENT AS RECORDED IN O.R. BOOK 827, PAGE 1897.

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 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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1996.

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:

Martha Bryan
Witness: Martha Bryan

J. L. Dicks
J. L. DICKS
Address: ROUTE 3 BOX 355

Kim Watson
Witness: Kim Watson

LAKE CITY, FLORIDA 32025

Witness:

Address: ROUTE 3 BOX 355
LAKE CITY, FLORIDA 32025

Witness:

STATE OF FLORIDA
COUNTY OF COLUMBIA

Documentary Stamp \$ 122.50
Intangible Tax 6
P. DeWitt Cason
Clerk of Court
By MCK D.C.

DESCRIPTION:

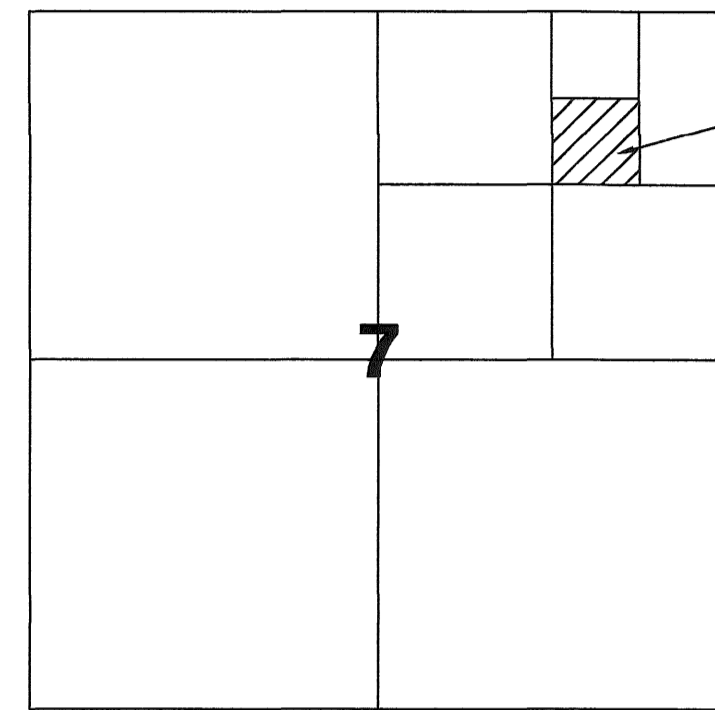
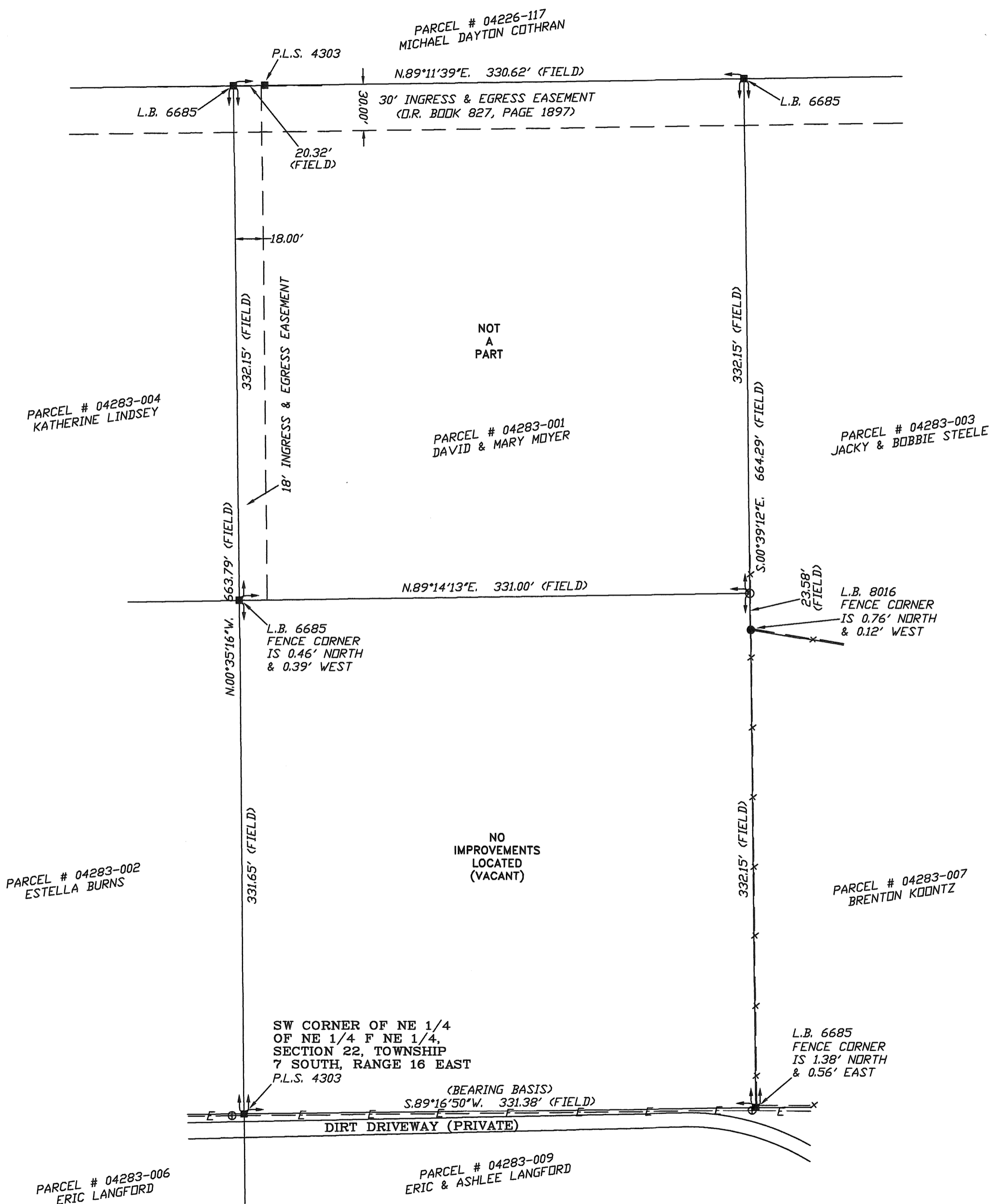
THE SOUTH 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF NE 1/4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

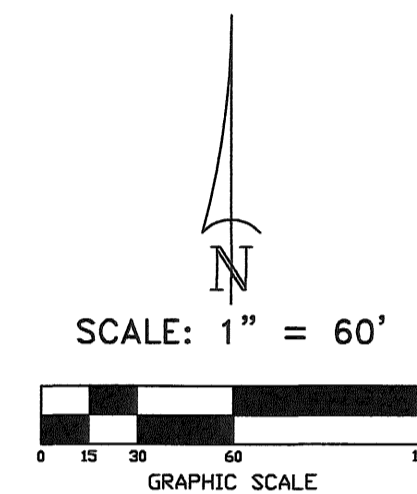
THE WEST 18.00 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF NE 1/4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

ALSO: TOGETHER WITH THOSE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN O.R. BOOK 827, PAGE 1897 AND O.R. BOOK 828, 1837, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

A BOUNDARY SURVEY IN SECTION 22, TOWNSHIP 7 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE



SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
✕	"x" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊙	UTILITY BOX
*	WELL
⊕	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—E—	ELECTRIC LINES
—X—	WIRE FENCE
—○—	CHAIN LINK FENCE
—□—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DESCRIPTION:
THE SOUTH 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF NE 1/4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 18.00 FEET OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF NE 1/4, SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

ALSO: TOGETHER WITH THOSE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN D.R. BOOK 827, PAGE 1897 AND D.R. BOOK 828, 1837, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND.
 - BEARINGS ARE BASED ON AN ASSUMED BEARING OF S.89°16'50"W. FOR THE SOUTH LINE OF SAID SOUTH 1/2 OF WEST 1/2 OF NE 1/4 OF NE 1/4.
 - 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 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0527C. 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 HEREON.
 - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:
HARRY STALMAKER

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

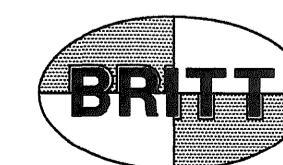
06/16/20
FIELD SURVEY DATE

06/16/20
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: *** PAGE(S): ***



BRITT SURVEYING
& MAPPING, LLC

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

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

WORK ORDER # L-26618