



## 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: 8/11/2020 Meeting Date: 8/20/2020

Name: Liza Williams Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "Liza Williams", written over a light blue circular stamp.

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

SFLP 2016 - Tevis Gay deeding 1.84 acres to his daughter, Chelsey Campbell.

### 2. Recommended Motion/Action:

Recommend approval for SFLP 2016

### 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 16

Application Fee \$50.00

Receipt No. \_\_\_\_\_

Filing Date 8-10-2020

Completeness Date \_\_\_\_\_

## Special Family Lot Permit Application

### A. PROJECT INFORMATION

1. Title Holder's Name: TEVIS J. Gray
2. Address of Subject Property: 3186 SE CR 245
3. Parcel ID Number(s): 14-S-17-08344-002
4. Future Land Use Map Designation: Agriculture 3
5. Zoning Designation: Agricultural
6. Acreage of Parent Parcel: 79.68 Acres
7. Acreage of Property to be Deeded to Immediate Family Member: 1.84 Acres
8. Existing Use of Property: Farm land
9. Proposed use of Property: Homestead mobile home
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: Chelsy A. Campbell (Daughter)

**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): TEVIS J. Gray Title: owner  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 3186 SE CR 245  
City: Leake City State: Florida Zip: 37025  
Telephone: (360) 397-5134 Fax: ( ) N/A Email: Melissa.gaye@comcast.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.

3. 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.

Teris J. Gay

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

8-10-20

Date



## **FAMILY RELATIONSHIP AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, TRAVIS J. Gail, the Owner of the parent parcel which has been subdivided for Chelsey A. Campbell, 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 His daughter. 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. 09344-002.
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. Pending.
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.

T. J. Gay  
Owner

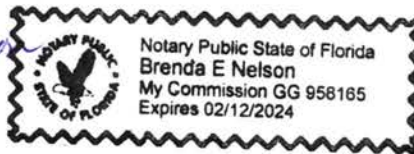
Tervis J. Gay  
Typed or Printed Name

CCP  
Immediate Family Member

Campbell (Chelsey)  
Typed or Printed Name

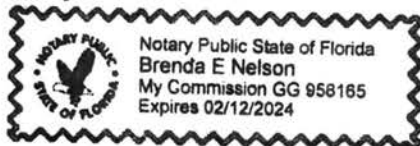
Subscribed and sworn to (or affirmed) before me this 3 day of Aug, 2020,  
by Tervis J. Gay (Owner) who is personally known to me or has produced  
as identification.

Brenda E. Nelson  
Notary Public



Subscribed and sworn to (or affirmed) before me this 7 day of August, 2020,  
by Chelsey Campbell (Family Member) who is personally known to me or has  
produced as identification.

Brenda E. Nelson  
Notary Public



APPROVED:  
COLUMBIA COUNTY, FLORIDA

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

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

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

Parent Parcel  
08344-002

TOWNSHIP 4  
SOUTH, RANGE  
17 EAST

SEC 14: For a Point of Beginning, begin at the SW corner of the NE  $\frac{1}{4}$  of Section 14, Township 4 South, Range 17 East, Columbia County, Florida and run N  $02^{\circ} 22' 54''$  W along the West line of said NE  $\frac{1}{4}$ , and along the East line of lands owned by Tevis J. Gay, a distance of 303.97 feet, to a point on the West right-of-way line of County Road number 245; thence run S  $60^{\circ} 55' 26''$  E along said West line of right-of-way a distance of 380.87 feet to a point of curvature of a curve concave to the SW having a radius of 2242.01 feet and a delta angle of  $00^{\circ} 01' 04''$ ; thence continue Southeasterly along the arc of said curve 0.69 feet; thence run S  $29^{\circ} 07' 50''$  W along the West line of a parcel of land described in O.R. Book 143, Page 579 a distance of 124.97 feet to a point on the North line of the SE  $\frac{1}{4}$  of said Section 14, thence continue S  $29^{\circ} 07' 50''$  W still along said West line a distance of 125.03 feet; thence run S  $60^{\circ} 53' 23''$  E along the South line of said parcel of land described in O.R. Book 143, Page 579 a distance of 193.25 feet; thence run N  $29^{\circ} 07' 50''$  E along the East line of said parcel of land described in O.R. Book 143, Page 579 a distance of 241.71 feet to a point on the North line of the SE  $\frac{1}{4}$  of said Section 14, also being a point on the arc of a curve on the West right-of-way line of County Road number 245 concave to the SW having a radius of 2242.01 feet and a delta angle of  $23^{\circ} 51' 47''$ ; thence run Southeasterly along the arc of said curve being also said West right-of-way line 933.77 feet; thence run S  $87^{\circ} 49' 10''$  W a distance of 441.25 feet; thence run S  $02^{\circ} 23' 25''$  E a distance of 690.54 feet to a point on the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14; thence run S  $87^{\circ} 41' 32''$  W along said North line a distance of 994.67 feet to the West line of the E  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and run thence N  $02^{\circ} 17' 27''$  W along said West line a distance of 1385.75 feet to the North line of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; thence run N  $87^{\circ} 59' 30''$  E along said North line, said line being the South boundary of lands owned by Tevis J. Gay, a distance of 331.60 feet to the POINT OF BEGINNING.



Parent Parcel After Split  
08344-002

TOWNSHIP 4  
SOUTH, RANGE  
17 EAST

SEC 14: For a Point of Beginning, begin at the SW corner of the NE  $\frac{1}{4}$  of Section 14, Township 4 South, Range 17 East, Columbia County, Florida and run N  $02^{\circ}22'54''$  W along the West line of said NE  $\frac{1}{4}$ , and along the East line of lands owned by Tevis J. Gay, a distance of 303.97 feet, to a point on the West right-of-way line of County Road number 245; thence run S  $60^{\circ}55'26''$  E along said West line of right-of-way a distance of 380.87 feet to a point of curvature of a curve concave to the SW having a radius of 2242.01 feet and a delta angle of  $00^{\circ}01'04''$ ; thence continue Southeasterly along the arc of said curve 0.69 feet; thence run S  $29^{\circ}07'50''$  W along the West line of a parcel of land described in O.R. Book 143, Page 579 a distance of 124.97 feet to a point on the North line of the SE  $\frac{1}{4}$  of said Section 14, thence continue S  $29^{\circ}07'50''$  W still along said West line a distance of 125.03 feet; thence run S  $60^{\circ}53'23''$  E along the South line of said parcel of land described in O.R. Book 143, Page 579 a distance of 193.25 feet; thence run N  $29^{\circ}07'50''$  E along the East line of said parcel of land described in O.R. Book 143, Page 579 a distance of 241.71 feet to a point on the North line of the SE  $\frac{1}{4}$  of said Section 14, also being a point on the arc of a curve on the West right-of-way line of County Road number 245 concave to the SW having a radius of 2242.01 feet and a delta angle of  $23^{\circ}51'47''$ ; thence run Southeasterly along the arc of said curve being also said West right-of-way line 933.77 feet; thence run S  $87^{\circ}49'10''$  W a distance of 441.25 feet; thence run S  $02^{\circ}23'25''$  E a distance of 690.54 feet to a point on the North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 14; thence run S  $87^{\circ}41'32''$  W along said North line a distance of 994.67 feet to the West line of the E  $\frac{1}{2}$  of the E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and run thence N  $02^{\circ}17'27''$  W along said West line a distance of 1385.75 feet to the North line of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ; thence run N  $87^{\circ}59'30''$  E along said North line, said line being the South boundary of lands owned by Tevis J. Gay, a distance of 331.60 feet to the POINT OF BEGINNING.

Less and except;

COMMENCE AT THE SW CORNER OF THE SE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N  $02^{\circ}33'52''$  W., 1375.76 FEET; THENCE N  $87^{\circ}41'32''$  E., 660.87 FEET; THENCE N  $02^{\circ}23'25''$  W., 690.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N  $02^{\circ}23'25''$  W., 185.00 FEET; THENCE N  $76^{\circ}49'20''$  E., 287.89 FEET TO A POINT ON A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2242.01 AND AN INCLUDED ANGLE OF  $07^{\circ}21'54''$ ; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 288.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S  $35^{\circ}46'03''$  E., 288.00 FEET; THENCE S  $87^{\circ}49'10''$  W., 441.25 FEET TO THE POINT OF BEGINNING.

Split

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.02°33'52"W., 1375.76 FEET; THENCE N.87°41'32"E., 660.87 FEET; THENCE N.02°23'25"W., 690.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.02°23'25"W., 185.00 FEET; THENCE N.76°49'20"E., 287.89 FEET TO A POINT ON A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2242.01 AND AN INCLUDED ANGLE OF 07°21'54"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 288.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.35°46'03"E., 288.00 FEET; THENCE S.87°49'10"W., 441.25 FEET TO THE POINT OF BEGINNING.







owners deed  
parent Parcel

Inst: 201012020339 Date: 12/22/2010 Time: 12:05 PM  
Doc Stamp: Deed: 0.00  
DC: P DeWitt Casson, Columbia County Page 1 of 1 B: 1206 P: 2503

## WARRANTY DEED

This Warranty Deed made and executed the 22<sup>nd</sup> day of December A.D. 2010, by **FAY D. GAY**, a widow, AKA, **FAYE D. GAY**, hereinafter called the grantor, to **TEVIS J. GAY**, Whose post office address is 3186 SE COUNTY ROAD 245, LAKE CITY, FL 32025, 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)  
**THE GRANTEE IS THE NATURAL SON OF THE GRANTOR**

**THE PROPERTY DESCRIBED HEREIN HAS NEVER BEEN THE HOMESTEAD OF THE GRANTOR.**

**Witnesseth:** That the grantor, for the consideration of the sum of LOVE AND AFFECTION 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

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SEC 14: For a Point of Beginning, begin at the SW corner of the NE 1/4 of Section 14, Township 4 South, Range 17 East, Columbia County, Florida and run N 02° 22' 54" W along the West line of said NE 1/4, and along the East line of lands owned by Tevis J. Gay, a distance of 303.97 feet to a point on the West right-of-way line of County Road number 245; thence run S 60° 55' 26" E along said West line of right-of-way a distance of 380.87 feet to a point of curvature of a curve concave to the SW having a radius of 2242.01 feet and a delta angle of 00° 01' 04" ; thence continue Southeastly along the arc of said curve 0.69 feet; thence run S 29° 07' 50" W along the West line of a parcel of land described in O.R. Book 143, Page 579 a distance of 124.97 feet to a point on the North line of the SE 1/4 of said Section 14; thence continue S 29° 07' 50" W still along said West line a distance of 125.03 feet; thence run S 60° 53' 23" E along the South line of said parcel of land described in O.R. Book 143, Page 579 a distance of 193.25 feet; thence run N 29° 07' 50" E along the East line of said parcel of land described in O.R. Book 143, Page 579 a distance of 241.71 feet to a point on the North line of the SE 1/4 of said Section 14, also being a point on the arc of a curve on the West right-of-way line of County Road number 245 concave to the SW having a radius of 2242.01 feet and a delta angle of 23° 51' 47" ; thence run Southeastly along the arc of said curve being also said West right-of-way line 933.77 feet; thence run S 87° 49' 10" W a distance of 441.25 feet; thence run S 02° 23' 25" E a distance of 690.54 feet to a point on the North line of the SW 1/4 of the SE 1/4 of said Section 14; thence run S 87° 41' 32" W along said North line a distance of 994.67 feet to the West line of the E 1/2 of the E 1/2 of NE 1/4 of SW 1/4, and run thence N 02° 17' 27" W along said West line a distance of 1385.75 feet to the North line of NE 1/4 of SW 1/4; thence run N 87° 59' 30" E along said North line, said line being the South boundary of lands owned by Tevis J. Gay, a distance of 331.60 feet to the POINT OF BEGINNING.

✓  
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, 2009.

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:

*Nanci Brinkley*  
Witness: Nanci Brinkley

*Fay D. Gay*  
FAY D. GAY, AKA, FAYE D. GAY

*Shirley Hitson*  
Witness: Shirley Hitson

State of Florida  
County of Columbia

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 **FAY D. GAY**, 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 she acknowledged before me that she executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of December, A.D. 2010

*Nanci Brinkley*  
Notary Public, State of Florida

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



RONNIE BRANNON TAX COLLECTOR

Date: 01/22/2020 Time: 10:20:17

Location: 012

Clerk: MHM

Transaction 1202319

2019 REAL ESTATE

Account R08345-005

Receipt 1202319.0001 9.17

2019 REAL ESTATE

Account R08345-003

Receipt 1202319.0002 1,459.36

2019 REAL ESTATE

Account R08344-002

Receipt 1202319.0003 393.39

TOTAL PAID 1,861.92

TOTAL TENDERED 1,862.00

CASH 1,862.00

LESS CHANGE 0.08

Paid By: TEVIS GAY