



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: 5/4/2021 Meeting Date: 5/20/2021

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:

Consent Agenda - Special Family Lot Permit Application - SFLP 2120 - Cecil Stalnaker deeding 2.01 acres to his son, Tyler Stalnaker.

2. Recommended Motion/Action:

Recommend approval for SFLP 2120.

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 21 20

Application Fee \$50.00

Receipt No. 153730

Filing Date 5-4-21

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Cecil W. Stalnaker
- Address of Subject Property: 957 SW Beaver St Ft White FL 32038
- Parcel ID Number(s): 25-65-16-03935-018
- Future Land Use Map Designation: Home - Agriculture
- Zoning Designation: Agriculture
- Acreage of Parent Parcel: 15.28
- Acreage of Property to be Deeded to Immediate Family Member: 2.01 acres
- Existing Use of Property: Agriculture
- Proposed use of Property: Home Agriculture
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Tyler W. 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): Cecil Stalnaker Title: Owner
Company name (if applicable): _____
Mailing Address: 957 SW Beaver St.
City: Ft White State: FL Zip: 32038
Telephone: 352 316-6931 Fax: () _____ Email: CecilWS@windstream.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): NA
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

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*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.

Cecil W. Stalnaker

Applicant/Agent Name (Type or Print)

Cecil W. Stalnaker

Applicant/Agent Signature

5-4-21

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Cecil W. Stalnaker, the Owner of the parent parcel which has been subdivided for Tyler W. Stalnaker, 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 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. 25-65-16-03935-018.
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. 25-65-16-03935-.
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.

Cecil W. Stalnaker

Owner

Tyler Stalnaker

Immediate Family Member

Cecil W. Stalnaker

Typed or Printed Name

Tyler W. Stalnaker

Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 16th day of APRIL, 2021,
by Cecil W. Stalnaker (Owner) who is personally known to me or has produced
FL Drlc 3345119503050 as identification.



Notary Public



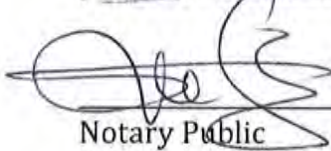
GEORGINA GEORGESCU

Commission # GG 337162

Expires May 21, 2023

Bonded Thru Budget Notary Services

Subscribed and sworn to (or affirmed) before me this 16th day of APRIL, 2021,
by Tyler W. Stalnaker (Family Member) who is personally known to me or has
produced FL Drlc 3345819914010 as identification.



Notary Public



GEORGINA GEORGESCU

Commission # GG 337162

Expires May 21, 2023

Bonded Thru Budget Notary Services

APPROVED:

COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

Columbia County Tax Collector

generated on 5/4/2021 3:41:48 PM EDT

Tax Record

Last Update: 5/4/2021 3:40:29 PM 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
R03935-018	REAL ESTATE	2020
Mailing Address STALNAKER CECIL W 957 SW BEAVER ST FT WHITE FL 32038		Property Address 957 BEAVER SW FORT WHITE GEO Number 256S16-03935-018
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail H3 23576 HX 25000		
Millage Code 003		
Escrow Code		
Legal Description (click for full description) 25-6S-16 5000/500015.28 Acres LOTS 18, 19 & 20 ARROW HEAD ACRES S/D. ORB 420-807, 438-330, 441-522, 655-434,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.0150	135,581
COLUMBIA COUNTY SCHOOL BOARD		48,576
DISCRETIONARY	0.7480	135,581
LOCAL	3.7810	135,581
CAPITAL OUTLAY	1.5000	135,581
SUWANNEE RIVER WATER MGT DIST	0.3696	135,581
LAKE SHORE HOSPITAL AUTHORITY	0.0001	135,581
		48,576
		\$87,005
		\$697.35
		\$82.72
		\$418.11
		\$165.87
		\$32.16
		\$0.01
Total Millage	14.4137	Total Taxes
		\$1,396.22
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$879.92
GGAR	SOLID WASTE - ANNUAL	\$0.00
Total Assessments		\$879.92
Taxes & Assessments		\$2,276.14
If Paid By		Amount Due
		\$0.00
Date Paid	Transaction	Receipt
11/30/2020	PAYMENT	1501151.0003
		2020
		\$2,185.09

[Prior Years Payment History](#)

Prior Year Taxes Due

NO DELINQUENT TAXES

This instrument prepared by
Julian E. Collins, P. O. Box 2149
Lake City, FL 32056-2149

executive line

This Indenture

BOOK 514 PAGE 650
OFFICIAL RECORDS

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th day of June A. D. 1983
Between

SONJA Y. STALNAKER, of the County of
UNION and State of FLORIDA, party of the first part,

and

CECIL WADE STALNAKER, of the County of
COLUMBIA and State of FLORIDA, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00)-----Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of COLUMBIA State of Florida, to wit:

Lots 18, 19, and 20 of Arrow Head Acres,
a subdivision as recorded in Plat Book 4,
Pages 49-A and 49-B, public records of
Columbia County, Florida.

N.B.: This deed is given pursuant to a Marital Settlement between the parties dated February 24, 1983, which was incorporated in a Final Judgment of Dissolution of Marriage dated May 19, 1983.

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 and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Margie J. Cass
Deborah A. Allen

Sonja Y. Stalnak
SONJA Y. STALNAKER

State of Florida,
County of }

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

SONJA Y. STALNAKER

to me well known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Lake Butler
County of Union, and State of Florida, this 15th
day of June A. D. 1983

Margie J. Cass
Notary Public
My Commission Expires Jan 1985
CLERK OF COURTS



DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH.: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7683

BOUNDARY SURVEY

OF
PART OF LOTS 18 & 19,
ARROW HEAD ACRES
SECTION 25, TWP 6-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

PARENT TRACT:
LOTS 18 & 19, ARROW HEAD ACRES, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 49A & 49B, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA.

PARCEL 1
BEGIN AT THE NW CORNER OF LOT 19, ARROW HEAD ACRES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 4, PAGES 49A & 49B, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. THENCE RUN N 89°11'14" E, ALONG THE NORTH LINE OF SAID LOT 19, 283.41 FEET; THENCE S 00°07'06" W, 308.98 FEET; THENCE S 89°11'14" W, 283.41 FEET TO THE EAST RIGHT OF WAY LINE OF SW BUFFALO COURT; THENCE RUN N 00°07'06" E, ALONG SAID EAST RIGHT OF WAY LINE, 308.98 FEET TO THE POINT OF BEGINNING. CONTAINING 2.01 ACRES MORE OR LESS.

PARCEL 2
COMMENCE AT THE NW CORNER OF LOT 19, ARROW HEAD ACRES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 4, PAGES 49A & 49B, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. THENCE RUN S 00°07'06" W, ALONG THE EAST RIGHT OF WAY LINE OF SW BUFFALO COURT, 308.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°07'06" W, FEET TO THE NORTH RIGHT OF WAY LINE OF SW BEAVER STREET 271.81; THENCE S 76°03'22" E ALONG SAID NORTH RIGHT OF WAY LINE OF SW BEAVER STREET 291.82 FEET; THENCE N 00°07'06" E, 346.16 FEET; THENCE S 89°11'14" W, 283.41 FEET TO THE POINT OF BEGINNING. CONTAINING 2.01 ACRES, MORE OR LESS.

NOTES:

- BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF SW BUFFALO COURT, BEING N 00°07'06" E ASSUMED.
- ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
- SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
- NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

LEGEND

○ DENOTES 5/8" IRON ROD & CAP SET (LB7683)	PC - POINT OF CURVATURE
● DENOTES IRON PIPE OR REBAR FOUND (5/8")	PI - POINT OF INTERSECTION
□ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)	PT - POINT OF TANGENCY
■ DENOTES 4"x4" CONCRETE MONUMENT FOUND	IP - IRON PIPE
⊙ DENOTES NAIL & DISC FOUND	IPC - IRON PIPE AND CAP
NO ID - NO IDENTIFICATION	IR - IRON ROD
FND - FOUND	IRC - IRON ROD AND CAP
CM - CONCRETE MONUMENT	R - RADIUS
± - MORE OR LESS	T - TANGENT
ORB - OFFICIAL RECORDS BOOK	L - ARC LENGTH
PG - PAGE (S)	Δ - CENTRAL ANGLE
(P) - PLAT	CH - CHORD BEARING & DISTANCE
(D) - DEED	R/W - RIGHT OF WAY
(C) - CALCULATED	TWP - TOWNSHIP
(M) - MEASURED	RNG - RANGE
AC - ACRE(S)	X - DENOTES FENCE
POB - POINT OF BEGINNING	E - DENOTES OVERHEAD ELECTRIC
POC - POINT OF COMMENCEMENT	○ - POWER POLE
EOP - EDGE OF PAVEMENT	CONCRETE
EOG - EDGE OF GRADE	
N - NORTH	
E - EAST	
S - SOUTH	
W - WEST	
⊕ - TELEPHONE PEDESTAL	

SCALE: 1" = 60'



SURVEY FOR: CECIL STALNAKER

03/15/2021
DATE OF CERTIFICATE

03/10/2021
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER:
210045

APPROVED:
BSD

DRAWN BY:
BC

FELD BOOK
3 : 50
EFB

SHEET NO.
1 OF 1