



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/28/2021 Meeting Date: 1/6/2022

Name: Troy Crews Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "Troy Crews", is written over the line for the Division Manager's Signature.

1. Nature and purpose of agenda item:

Special Family Lot Application - SFLP 2136 - John G, Windham Deeding 1.644 Acres to his Son Walker Windam

2. Recommended Motion/Action:

Recommend Approval for SFLP 2136

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 2136

Application Fee \$50.00 RP

Receipt No. 756915

Filing Date 12/23/2021

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: JOHN Windham
- Address of Subject Property: _____
- Parcel ID Number(s): 22-45000-17-08665-003
- Future Land Use Map Designation: Agriculture
- Zoning Designation: Agriculture
- Acreage of Parent Parcel: 26.18 acres
- Acreage of Property to be Deeded to Immediate Family Member: 1.644 acres
- Existing Use of Property: Agriculture
- Proposed use of Property: Homesite
- Name of Immediate Family Member for which Special Family Lot is to be Granted: WALKER G. Windham - SON

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): JOHN G. Windham Title: Owner
Company name (if applicable): N/A
Mailing Address: 4219 SE County Club Rd Lakeland FL 32025
City: LAKELAND State: FL Zip: 32025
Telephone: (352) 9848603 Fax: () Email: JOHN Windham 4@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.

- ☒ 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.

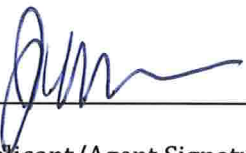
Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the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

John Windham

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

12/23/21

Date

Columbia County Tax Collector

generated on 12/21/2021 10:45:17 AM EST

Tax Record

Last Update: 12/21/2021 10:41:44 AM EST

[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	
R08665-003		REAL ESTATE		2021	
Mailing Address			Property Address		
WINDHAM JOHN G 4219 SE COUNTRY CLUB RD LAKE CITY FL 32025			GEO Number 224S17-08665-003		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		003			
<u>Legal Description (click for full description)</u>					
22-4S-17 5500/550026.18 Acres COMM NE COR, RUN S 3324.11 FT, W 666.44 FT FOR POB, W 663.89 FT, N 1645.69 FT, E 669.37 FT, S 1645.70 FT TO POB. ALSO, COMM INTERS E LINE OF SEC WITH S R/W CR-252, RUN N 68 DEG W 722.36 FT FOR POB, CONT N 68 DEG W ALONG R/W 87.95 FT, S 8 See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	9,821	0	\$9,821	\$76.75
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	9,821	0	\$9,821	\$7.35
LOCAL	3.6430	9,821	0	\$9,821	\$35.78
CAPITAL OUTLAY	1.5000	9,821	0	\$9,821	\$14.73
SUWANNEE RIVER WATER MGT DIST	0.3615	9,821	0	\$9,821	\$3.55
LAKE SHORE HOSPITAL AUTHORITY	0.0000	9,821	0	\$9,821	\$0.00
Total Millage		14.0675	Total Taxes		\$138.16
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$0.00			
Total Assessments					\$0.00
Taxes & Assessments					\$138.16
If Paid By					Amount Due
11/30/2021					\$132.63
12/31/2021					\$134.02
1/31/2022					\$135.40

2/28/2022	\$136.78
3/31/2022	\$138.16

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

[Click Here To Pay Now](#)

Prepared by and return to:

Foreman, McInnis & Associates, P.A.
207 South Marion Ave.
Lake City, FL 32025

Inst: 201712006363 Date: 04/06/2017 Time: 4:24PM
Page 1 of 1 B: 1334 P: 901, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED, executed this 3rd day of April 2017, by JOYCE MARIE WINDHAM, as trustee of THE JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST, dated November 21, 2016, whose address is 4219 SE Country Club Road, Lake City FL 32025, hereinafter "Grantor", to JOHN G. WINDHAM, whose address is 4219 SE Country Club Road, Lake City, FL 32025, hereinafter "Grantee",

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 (\$10) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

Commence at the intersection of the East line of Section 22, Township 4 South, Range 17 East, and the South Right of Way line of State Road No. 252 and run thence NW along said South Right of Way line 722.36 feet to the Point of Beginning; thence continue N. 68°42'39" W along said South Right of Way Line, 87.95 feet; thence S 08°43'53" W 426.78 feet, thence N 68°43'02" E, 155.01 feet; thence N 01°13'19" W, 386.50 feet to the Point of Beginning.

SUBJECT TO easements of record.

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.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good right and lawful authority to sell and convey said lands; that the Grantor hereby warrants the title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, subject to the aforesaid exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

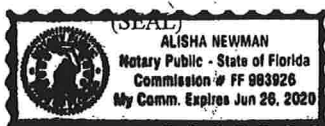
Joyce Marie Windham
JOYCE MARIE WINDHAM as Trustee of THE
JOYCE MARIE WINDHAM REVOCABLE
LIVING TRUST dated November 21, 2016.

Sign Kathrine E Harris
Print Kathrine E Harris

Sign [Signature]
Print Alisha Newman

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of April, 2017, by JOYCE MARIE WINDHAM, who presented FLDL as identification.



[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, JOHN G. Windham, the Owner of the parent parcel which has been subdivided for Walker Windham, 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. 22-450041-17-08665-003
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. 22-45-17-08665-005.
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.

John Windham
Owner

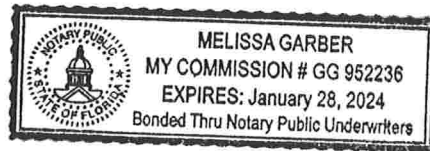
Walker Windham
Immediate Family Member

John Windham
Typed or Printed Name

Walker Windham
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 23rd day of December, 2021,
by John Windham (Owner) who is personally known to me or has produced
FIDC as identification.

M. Garber
Notary Public



Subscribed and sworn to (or affirmed) before me this 23rd day of December, 2021,
by Walker Windham (Family Member) who is personally known to me or has
produced FIDC as identification.

M. Garber
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____