



## 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: 3/7/2023 Meeting Date: 3/23/2023

Name: John Crews Department: BCC Administration

Approved By:

A handwritten signature in blue ink, appearing to read "John Crews", is written over a light blue horizontal line.

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

Release of Lien - Chelsea Boyette

### 2. Recommended Motion/Action:

Approve

### 3. Fiscal impact on current budget.

This item has no effect on the current budget.



**Suwannee River Economic Council, Inc.**

**Post Office Box 70  
Live Oak, Florida 32064**

**Administrative Office - Phone (386) 362-4115**

**Fax (386) 362-4078**

**E-Mail: [mattpearson@suwanneec.net](mailto:mattpearson@suwanneec.net)**

**Website: [www.srecinc.org](http://www.srecinc.org)**

March 1, 2023

Mr. David Kraus  
Columbia County Manager  
PO Drawer 1529  
Lake City, FL 32056

**RECEIVED**

**MAR 3 - 2023**

**Board of County Commissioners  
Columbia County**

RE: Release of Lien for Chelsea Boyette

Dear Mr. Kraus:

Enclosed is a Release of Lien Agreement for the above Columbia County SHIP client. In accordance with the terms of the SHIP Lien Agreement dated February, 2012, the lien has self-dissolved and is no longer in effect.

Please execute and return the enclosed Release of Lien Agreement to SREC.

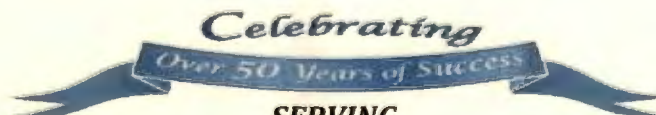
If you have any questions or need additional information please call Stephanie Barrington, SHIP Director, at extension 242.

Sincerely,

Matt Pearson, Executive Director  
MP/sb

Enclosure

c: SREC Finance Department  
SHIP Client File



**BRADFORD-COLUMBIA-DIXIE-GILCHRIST-HAMILTON-LAFAYETTE-LEVY-MADISON-PUTNAM-SUWANNEE-TAYLOR-UNION**

**"This institution is an equal opportunity provider and employer."**

**Funded in part through a grant by the State of Florida Department of Elder Affairs**

This Instrument Prepared By:  
Michael Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055  
ATT: 4-12098

**RELEASE OF LIEN AGREEMENT UNDER  
STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM**

WHEREAS, Chelsea B. Boyette, executed and delivered to Columbia County, Florida, a political subdivision existing under the laws of the State of Florida, that certain lien agreement under State Housing Initiatives Partnership Program dated February 22, 2012 in Official Records Book 1230, Page 2775, public records of Columbia County, Florida, granting to Columbia County, Florida, a lien against the following described real property situated in Columbia County, Florida to-wit:

**Lot 22, Suzanne Subdivision - Unit 1, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 91, of the Public Records of Columbia County, Florida.**

WHEREAS, Chelsea B. Boyette, have paid to Columbia County, Florida, the sum of \$10.00 in reimbursement and repayment of funds paid to or for the benefit of State Housing Initiatives Partnership program, Columbia County to assist in the purchase of the above described property.

NOW, THEREFORE, in consideration of the sum of \$10.00, and other good and valuable considerations, the receipt whereof are hereby acknowledged, Columbia County, Florida, hereby releases and cancels the lien held against the above described real property by virtue of the aforescribed lien agreement under State Housing Initiatives Partnership Program.

IN WITNESS WHEREOF, Columbia County, Florida, a political sub-division existing under the laws of the State of Florida, has caused these presents to be executed this \_\_\_\_ day of March, 2023.

Signed, sealed and delivered  
in the presence of:

COLUMBIA COUNTY, FLORIDA  
A Political Subdivision

\_\_\_\_\_, as Chairman  
of the Board for Columbia County  
Commissioners

WITNESS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
\_\_\_\_\_, Clerk of Court

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of March, 2023 personally appeared \_\_\_\_\_, as Chairman of the Board for Columbia County Commissioners, and he/she acknowledged executing the same under authority duly vested in him and that seal affixed is the true seal of Columbia County, Florida.

Notary Public

(Notary Seal)

③ **SHORE TO SHORE TITLE, INC.**  
**7000 West Palmetto Park Road**  
**Suite 300**  
**Boca Raton, Florida 33433**

511118

**LIEN AGREEMENT UNDER STATE OF FLORIDA**  
**HOUSING INITIATIVES PARTNERSHIP PROGRAM**

THIS INDENTURE, Made this 22 day of February, 20 12, between  
Chelsea B. Boyette  
whose residence address is 212 SE Carob Glen, Lake City, FL 32025  
and whose mailing address is 212 SE Carob Glen, Lake City, FL 32025  
and whose Social Security Number is xxx-xx-xxxx  
hereinafter called the "Owner" ("Owner" refers to singular or plural as the context requires),  
and COLUMBIA COUNTY, FLORIDA, a political subdivision existing under the laws of the State  
of Florida (Federal ID No. 59-6000564), whose post office address is c/o Clerk of the Circuit  
Court, P. O. Box 1529, Lake City, Florida 32056, hereinafter called "County"; WITNESSETH:

WHEREAS, the State of Florida through County has made available to Owner under the  
State Housing Initiatives Partnership Program, Chapter 420, part VIII, Florida Statutes, and  
Columbia County Ordinance No. 93-4, hereinafter referred to jointly as "SHIP", funds to be used  
in the purchase of newly constructed or rehabilitation of housing for families and individuals of  
low and moderate income; and

WHEREAS, the funds may not be used to produce windfall profits to Owner from the sale,  
rental, gift or improper use of properties assisted with such funds.

NOW, that for good, valuable, and adequate consideration, and also in consideration of  
the aggregate sum named in the promissory note hereinafter described, the Mortgage does hereby  
confirm, alien, mortgage, pledge, encumber, collaterally assign and grant a lien and security  
interest to and in favor of the Mortgage, the property of which the Mortgage is now seized and  
possessed and in actual possession, situate in Columbia County, State of Florida, (hereinafter  
referred to as the "property" or the "premises" or the "mortgaged premises"), described as  
follows, to-wit:

**Lot 22, Suzanne Subdivision - Unit 1, according to the map or plat thereof, as  
recorded in Plat Book 4, Page(s) 91, of the Public Records of Columbia County,  
Florida.**

Inst 201212003612 Date 3/8/2012 Time 11:25 AM  
Doc Stamp-Mort 42.00 Int Tax 24.00  
P.D. DeWitt Cason Columbia County Page 1 of 3 B 1230 P 2775

together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging, hereinafter referred to as "Property", and the said Owner does hereby fully warrant  
the title to said Property and will defend the same against the lawful claims of all persons  
whomsoever.

Owner hereby acknowledges covenants and agrees to and with County as follows:

1. SHIP funds in the amount of Twelve Thousand Dollars  
(\$ 12,000.00) have been provided to or for the benefit of the Owner to assist in the  
purchase/rehabilitation of the Property, the receipt whereof is hereby acknowledged by the  
Owner. The funds are provided as a ten (10) year non-interest bearing loan to be forgiven  
subject to the provisions of this agreement.

2. Owner shall occupy the Property as Owner's principal residence for a minimum  
period of ten (10) years from the date of this instrument.

3. If, within the period of ten (10) years immediately following the date of this  
instrument, the Property shall be sold, transferred or otherwise disposed of or if the Owner shall  
die, Owner, Owner's estate or the person or persons acquiring any title or interest in the  
Property shall pay to the County that percent of said financial assistance provided to Owner  
under the SHIP program to be determined as follows:



**IF PROPERTY IS SOLD, TRANSFERRED  
OR OTHERWISE DISPOSED OF OR IF  
OWNER SHOULD DIE AT ANYTIME  
DURING THE:**

**PERCENT OF FINANCIAL ASSISTANCE  
TO BE REPAID TO COUNTY:**

First year	100 Percent
Second year	90 Percent
Third year	80 Percent
Fourth year	70 Percent
Fifth year	60 Percent
Sixth year	50 Percent
Seventh year	40 Percent
Eighth year	30 Percent
Ninth year	20 Percent
Tenth year	10 Percent
After 10 years	0 Percent

*Transfer means any conveyance of the Property or any interest therein, voluntary or involuntary, transfer by reason of death of Owner, or delivery of possession of the Property for occupancy by one other than the Owner whether by oral agreement or contract for deed, lease, rental agreement or otherwise; provided, however, if illness of the Owner should make it impossible for the Owner to reside on or care for the Property, then the Owner may rent or lease the Property, but only with written consent of and upon the terms and conditions imposed by the SHIP Loan Committee.*

*The County may forgive any of the SHIP assistance should there be insufficient net proceeds derived from a good faith sale of the Property at market value during the ten (10) year period following the date of this agreement upon approval of the SHIP Loan Committee. "Net proceeds" is defined as the amount remaining after all private debt is repaid.*

4. Paragraph 3 of this agreement regarding transfer of the subject Property shall not apply to a transfer from the Owner to the Owner's spouse; but if transferred to an Owner's spouse, the agreements contained herein shall run with title to the land and, thereafter, be applicable to any transfer made by the transferee's spouse; the time period for reimbursement to the County as set forth herein shall be computed from the date of this agreement.

5. The Owner shall promptly pay all taxes, assessments and encumbrances of every nature now on the Property or that hereafter may be imposed when due and payable according to law and before they shall become delinquent.

6. To place and continuously keep the improvements on the Property insured against loss or damage by fire and other hazards included within the term "extended coverage" in the usual, standard policy form in a sum not less than full insurable value and County shall be named in the policy as a loss payee as its interest may appear.

7. To maintain the Property in good condition and not permit or suffer any waste, impairment or deterioration of said Property.

8. If the Owner shall become in default under any provision in this lien agreement for a period of thirty (30) days, then, at the option of County, Owner shall immediately pay to County, without demand, the same amount that Owner would become obligated to pay to County upon sale or conveyance of the Property to be determined in accordance with the provisions of paragraph 3 hereof. Upon default, the amount payable shall immediately become due and payable and interest shall accrue thereon at the rate of twelve percent (12%) per annum until both the principal and interest shall be paid in full.

9. If this lien agreement is made subject to a prior lien on the Property, then Owner covenants and agrees that Owner will not make any future advances under said prior lien without the written consent of the SHIP Loan Committee.


10. If the Owner should become in default in the performance of this lien agreement, Owner agrees to pay all cost, including reasonable attorneys' fees, whether suit be brought or not, if counsel be employed to collect this obligation or to protect the security thereof, including all costs and attorneys' fees incurred on appeal. The amount of accrued interest, court costs and attorneys' fees payable to County shall be determined by a court of competent jurisdiction, and not by jury, and shall be taxed as costs to be paid by the Owner.

11. This instrument shall be recorded in the office of the Clerk of the Circuit Court in the county where the Property is located and shall be a lien upon Owner's Property described hereinabove. This agreement shall be binding upon the heirs, devisees, successors and assigns of the Owner.


12. If this agreement shall not be released by written instrument of County at an earlier date, this agreement shall automatically expire ten (10) years from date hereof and no further claim shall be made hereunder.

IN WITNESS WHEREOF, Owner has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
nicole Rappaport  
(Print or type witness' name)

 (SEAL)

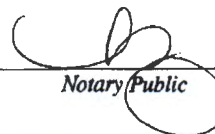
  
\_\_\_\_\_  
Robert D Burns  
(Print or type witness' name)

\_\_\_\_\_  
(SEAL)

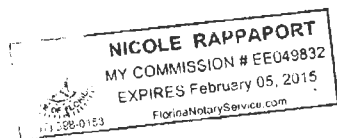
STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing Lien Agreement was acknowledged before me this 22 day of  
Feb, 2012, by Chelsea Boyette,  
who ☐ is personally known to me or Has produced as identification Driver  
License

(NOTARIAL SEAL)

  
\_\_\_\_\_  
Notary Public

(Print or type Notary Public's name)



My Commission Expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_