



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: 3/27/2025 Meeting Date: 4/3/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Request to deed parents, Michael & Barbara Mowry, 1.18 acres

2. Recommended Motion/Action:

Approve Special Family Lot Permit SFLP250301 petition by Dale & Whitney Mowry

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

69889

FOR PLANNING USE ONLY

Application # SFLP 250301

Application Fee \$50.00

Receipt No. 77004

Filing Date 3-12-25

Completeness Date _____

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Dale & Whitney Mowry
- Address of Subject Property: 6028 SW County Road 242, Lake City, FL 32024
- Parcel ID Number(s): 30-45-16-03245-000
- Future Land Use Map Designation: _____
- Zoning Designation: Improved AG (5000)
- Acreage of Parent Parcel: 20.26 AC
- Acreage of Property to be Deeded to Immediate Family Member: _____
- Existing Use of Property: Homestead for Dale & Whitney Mowry. Giving existing home to Parents
- Proposed use of Property: Homestead for Dale & Whitney Mowry
- Name of Immediate Family Member for which Special Family Lot is to be Granted: _____
Michael & Barbara Mowry (Parents of Dale Mowry)

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): Dale Mowry & Whitney Mowry Title: _____
Company name (if applicable): N/A
Mailing Address: 6028 SW CR 242
City: Lake City State: FL Zip: 32024
Telephone: (386) 288-4889 Fax: () Email: dale.mowry33@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.

- 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.

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.

[Signature]
Owner

Dale Mowry
Typed or Printed Name

Michael L Mowry
Immediate Family Member

Michael Mowry
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 13th day of March, 2025,
by Dale Mowry (Owner) who is personally known to me or has produced
_____ as identification.

Suzanne Stewart
Notary Public



SUZANNE STEWART
Commission # HH 463468
Expires November 17, 2027

Subscribed and sworn to (or affirmed) before me this 13th day of March, 2025,
by Michael Mowry (Family Member) who is personally known to me or has
produced _____ as identification.

Suzanne Stewart
Notary Public



SUZANNE STEWART
Commission # HH 463468
Expires November 17, 2027

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: _____

Title: _____

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Dale
Mowry, the Owner of the parent parcel which has been subdivided for
Michael Mowry, 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 Father of Dale. 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. 30-45-16-03245-000.
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. _____.
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.

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.

Pat Mowry / Whitney Mowry

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

3/12/2025

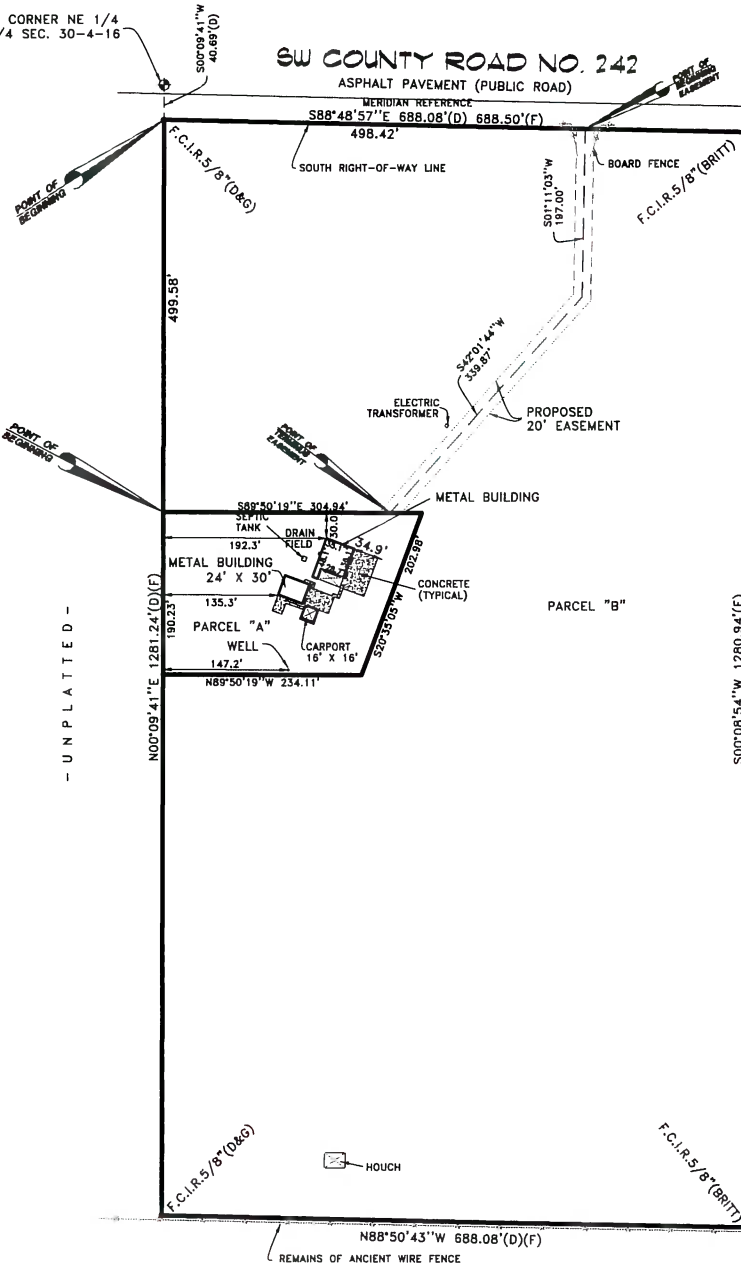
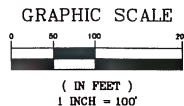
Date

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA MAP OF SURVEY

NW CORNER NE 1/4
NW 1/4 SEC. 30-4-16

SW COUNTY ROAD NO. 242
ASPHALT PAVEMENT (PUBLIC ROAD)

LEGEND	
W/C	= Witness Corner
F.	= Found
S.	= Set
I.P.	= Iron Pipe
I.R.	= Iron Rod
C.M.	= Concrete Monument
C.	= Capped
N. & D.	= Nail & Disk
P.K.N.	= P.K. Nail
R.R.S.	= Railroad Spike
(P)	= Plat
(F)	= Field
(C)	= Calculated
P.P.	= Power Pole
CLF	= Chain Link Fence
WF	= Wood Fence
OW	= Overhead Wires



DESCRIPTION: PARCEL "A"

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 30, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of said Section 30; thence on the west boundary thereof S00°09'41"W, a distance of 499.58 feet to the POINT OF BEGINNING; thence S89°50'19"E, a distance of 304.94 feet; thence S20°35'05"W, a distance of 202.98 feet; thence N89°50'19"W, a distance of 234.11 feet to the west boundary of the NE 1/4 of the NW 1/4 of said Section 30; thence on said west boundary N00°09'41"E, a distance of 190.23 feet to the POINT OF BEGINNING.

Containing 1.18 acres, more or less.

DESCRIPTION: PARCEL "B"

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 30, Township 4 South, Range 16 East, Columbia County, Florida and run S00°09'41"W, 450.69 feet to the south right-of-way line of County Road No. 242 and to the POINT OF BEGINNING; thence S00°09'41"W, along said right-of-way line, 688.08 feet; thence S00°09'41"W, 1280.88 feet; thence N89°50'43"W, 688.08 feet; thence N00°09'41"E, a distance of 1281.24 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of said Section 30; thence on the west boundary thereof S00°09'41"W, a distance of 499.58 feet to the POINT OF BEGINNING; thence S89°50'19"E, a distance of 304.94 feet; thence S20°35'05"W, a distance of 202.98 feet; thence N89°50'19"W, a distance of 234.11 feet to the west boundary of the NE 1/4 of the NW 1/4 of said Section 30; thence on said west boundary N00°09'41"E, a distance of 190.23 feet to the POINT OF BEGINNING.

Containing 19.05 acres, more or less.

DESCRIPTION: PROPOSED EASEMENT

A strip of land 20 feet in width, lying 10 feet of each side of the following described centerline in the NE 1/4 of the NW 1/4 of Section 30, Township 4 South, Range 16 East, Columbia County, Florida:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of said Section 30; thence on the west boundary thereof S00°09'41"W, a distance of 40.69 feet to the south right-of-way line of SW County Road No. 242; thence on said right-of-way line S89°48'57"E, a distance of 498.42 feet to the POINT OF BEGINNING; thence S01°11'03"W, a distance of 197.00 feet; thence S42°01'44"W, a distance of 339.87 feet to the POINT OF TERMINUS, with the usual form of the side lines lengthening or shortening to intersect with the boundary lines.

NOTES:

- Underground utilities and/or underground encroachments if any not located.
- This survey was performed without the benefit of a "Title Search".
- Meridian per record deed.
- There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
- This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.
- This survey is intended for sale, mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

- UNPLATTED -

3-17-25 ADDED PARCELS "A & B"
CORNERS NOT SET ON PARCEL "A"

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.


PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C
PANEL NO. 0360C DATED 2-4-99 THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE X, WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

BOUNDARY & LOCATION SURVEY 2-27-25

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

Darrell Copeland 2-28-25
Date
Darrell Copeland
Professional Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:				JOB NO.	
DALE A. & WHITNEY W. MOWRY				25-035	
 DARRELL COPELAND SURVEYING, INC. 7910 180TH STREET MCALPIN, FLORIDA 32062 (386) 209-4343 desurvey@aol.com					
DRAWN DWC		DATE 2-28-25		CHECKED DARRELL	
PARTY CHIEF DC		FIELD BOOK SUW12		PAGE 79	
				FILE NO.	



Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 30-4S-16-03245-000 (16010) | IMPROVED AG (5000) | 20.26 AC

COMM NW COR OF NE1/4 OF NW1/4, S 40.69 FT TO S R/W OF CR-242 & POB, E ALONG S R/W 688.08 FT, S 1280.88 FT, W 688.08 FT, N 1281.24 FT TO POB, WD 1400-

MOWRY DALE A

Owner: MOWRY WHITNEY W
6028 SW COUNTY ROAD 242
LAKE CITY, FL 32024

Site:
Sales Info 11/22/2019 \$43,300 V (U)

2025 Working Values

Mkt Lnd	\$6,000	Appraised	\$159,915
Ag Lnd	\$8,648	Assessed	\$131,510
Bldg	\$117,957	Exempt	\$50,722
XFOB	\$27,310	county:	\$80,788
Just	\$266,827	city:	\$0
		other:	\$0
		Taxable	school:\$106,510

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the **Columbia County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/27/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com