

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055

AGENDA ADDITIONS

May 18, 2017

5:30 P.M.

County Attorney Joel Foreman:

- (1) Request for Approval of Notice of Proceedings for the Closing of a portion of Wilson Springs Road**

MEMORANDUM

To: Ben Scott

From: Joel F. Foreman

**Re: Request for Approval of Notice of Proceedings for the Closing of a Road
A portion of Wilson Springs Road**

Date: May 18, 2017

Attached is a proposed NOTICE OF PROCEEDINGS FOR THE CLOSING OF A ROAD regarding a portion of the dedicated right-of-way at Wilson Springs Road. Also attached is a map reflecting the survey of the portion to be vacated. Finally, I attach the GIS map showing satellite imagery of the portion of Wilson Springs Road in question.

The existing dedicated right-of-way at Wilson Springs Road is significantly wider than the County requires and the paved portions of the right-of-way which the County maintains all lie in the northern half of the dedicated right-of-way. It is believed that this dedication was made in error when the subdivision was platted. Vacating the surveyed portion will not impact the improved right-of-way but will cure possible encroachment issues at parcels 04149-707 and 04149-704 which may have predated the plat.

To vacate any road the applicant (in this case the Board, if approved) must give notice and conduct a public hearing. The attached notice would set the public hearing for June 15, 2017. I am requesting this matter be heard immediately so the public hearing can be noticed as soon as possible. The owner of lot 04149-704, the estate of Jean Rentz, is attempting to secure financing and the encroachment issue is impairing that process. The owner has requested this matter be expedited if that is the pleasure of the Board.

NOTICE OF PROCEEDINGS FOR THE CLOSING OF A ROAD

NOTICE IS GIVEN that the BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, will conduct a public hearing to consider and determine whether the County will vacate, abandon, discontinue, renounce and disclaim any right of the County and the public in and to the following described portion of a road located in Columbia County, Florida:

A PORTION OF SW WILSON SPRINGS ROAD

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida and run South 00°15'08" East along the West line of said Section 6 a distance of 8.00 feet to the POINT OF BEGINNING; thence North 88°10'31" East a distance of 1060.88 feet to the point of curve of a curve concave to the Southwest having a radius of 200.00 feet and a central angle of 28°57'18"; thence Southeasterly along the arc of said curve a distance of 101.07 feet to a point on the South line of Wilson Springs Road, as deeded to county; thence South 88°10'31" West along said South line of Wilson Springs Road, as deeded to county, a distance of 1158.39 feet to a point on the West line of Section 6; thence North 00°15'08" West along said West line of Section 6 a distance of 25.01 feet to the POINT OF BEGINNING. Containing 0.646 acres, more or less.

A public hearing to receive comments from affected property owners and to authorize the adoption of the proposed resolution will be held at 5:30 p.m. at the June 15, 2017, meeting of the BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, at the Columbia County School Board Complex, 372 West Duval Street, Lake City, Florida. Copies of the proposed resolution for the road closing are available for inspection at the office of the County Manager located in the Columbia County Courthouse Annex, 135 NE Hernando Avenue, Lake City, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Any person wishing to appeal any decision of the Board of County Commissioners with respect to any matter considered at the above-noticed meeting will need a record of the proceedings, and for such purposes, that person may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans With Disabilities Act, a person needing special accommodations or an interpreter to participate in this proceeding should contact Lisa Roberts at (386) 758-1005 or T.D. services at (386) 758-2139, at least seven (7) days prior to the date of the hearing. If you have any questions, please contact the Board of County Commissioners of Columbia County, Florida, at (386) 755-4100.

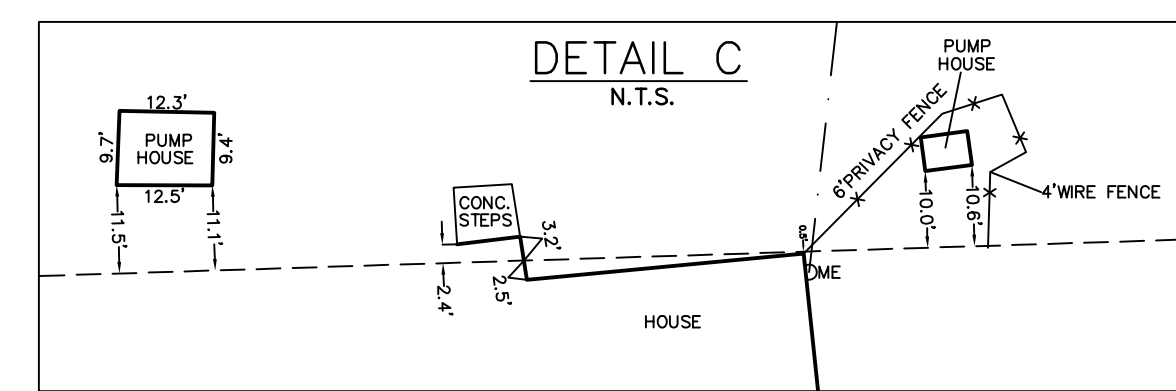
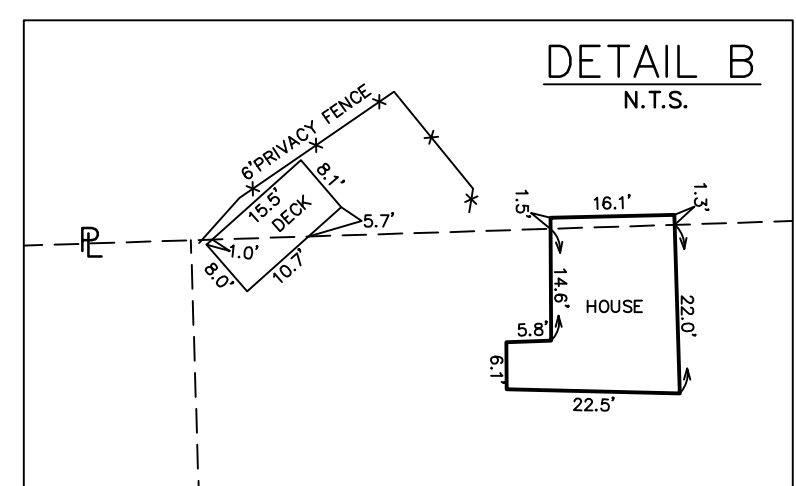
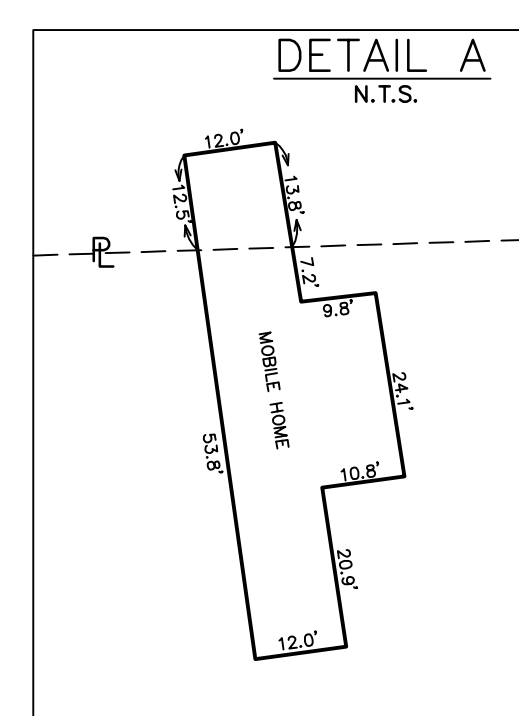
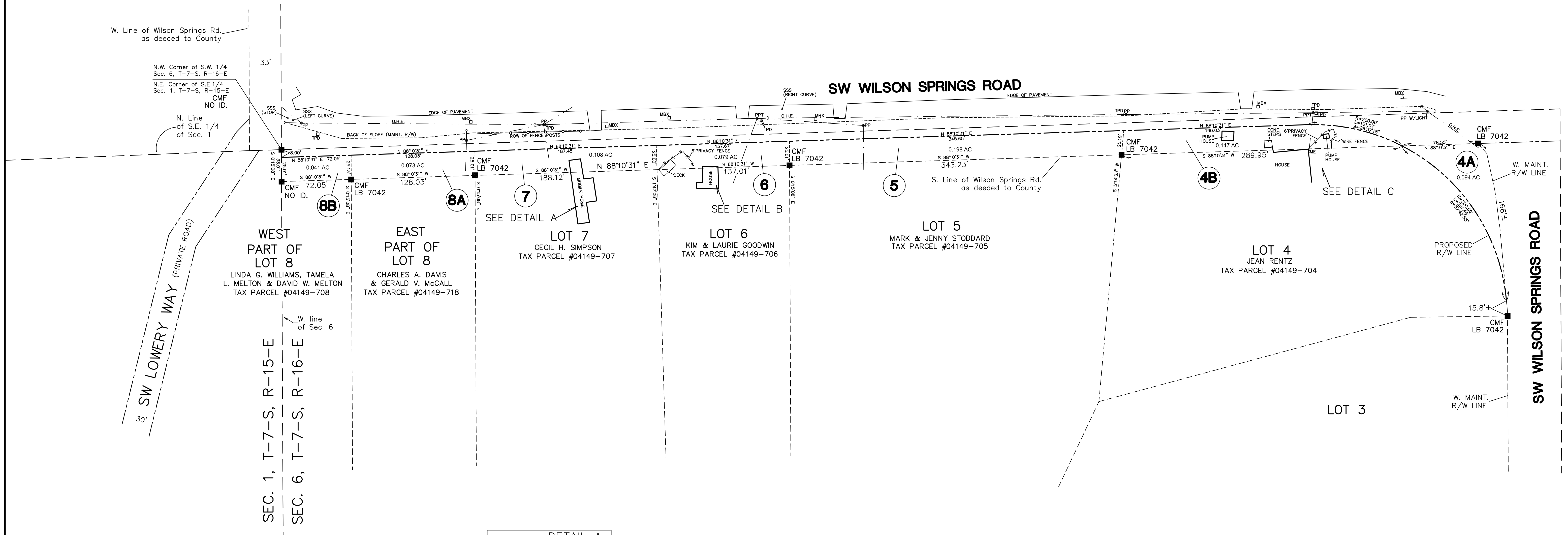
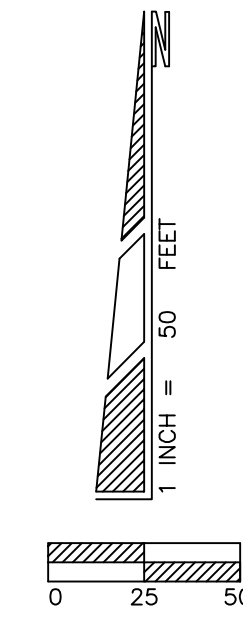
**COLUMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS**

By: _____
RONALD WILLIAMS, CHAIRMAN

ATTEST:

P. DeWITT CASON, Clerk of Court
(SEAL)

SKETCH OF WILSON SPRINGS COMMUNITY, PHASE 2 AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST & SECTION 6, TOWNSHIP 7 SOUTH RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



LEGEND	
CMF=CONCRETE MONUMENT FOUND	D.H.E.=OVERHEAD ELECTRIC LINE
PLS=PROFESSIONAL LAND SURVEYOR	SEC=SECTION
R/W=RIGHT-OF-WAY	RNG=RANGE
PP=POWER POLE	TWP=TOWNSHIP
SP=SERVICE POLE	CR=CORNER
TPO=TELEPHONE PEDESTAL	NE=NORTHEAST
NO ID=NO IDENTIFICATION	NW=NORTHWEST
SSS=SINGLE SUPPORT SIGN	SE=SOUTHEAST
MAINT=MAINTAINED	SW=SOUTHWEST
MBX=MAILBOX	LB=LICENSED BUSINESS
PP=POWER POLE #/ TRANSFORMER	FD=FOUND
CONC.=CONCRETE	

- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) This is not a boundary survey. The purpose of this sketch is to show the relationship of the improvements to the south line of Wilson Springs Road as deeded to the county.
 - 3.) Bearings projected from the south line of Wilson Springs Road as deeded to the county and based on prior survey by this Company.
 - 4.) Improvements, pertinent to survey, were located by field ties.
 - 5.) Date of field survey completion: April 26, 2017.

TABLE OF OWNERSHIPS			
PARC. NO.	OWNER NAME	ACREAGE TO OWNER	ACREAGE TO COUNTY
4A	JEAN RENTZ	-----	0.094 AC.
4B	JEAN RENTZ	0.147 AC.	-----
5	MARK & JENNY STODDARD	0.198 AC.	-----
6	KIM & LAURIE GOODWIN	0.079 AC.	-----
7	CECIL H. SIMPSON	0.108 AC.	-----
8A	CHARLES A. DAVIS & GERALD V. MCCALL	0.073 AC.	-----
8B	LINDA G. WILLIAMS, TAMELA L. & DAVID W. MELTON	0.041 AC.	-----

REVISED: 05/02/2017 Parcels added. CAD FILE: 6949.DWG

Donald F. Lee and Associates, Inc.
SURVEYORS — ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042

Date: 04/27/2017	COLUMBIA COUNTY	Scale: 1"=50'
Drafting: A V G		Field Book: 17-662
Computations: A V G		Work Order: 17-6949
Checked: T A D		File: B-37-30



0 0.02 0.04 0.06 0.08 0.1 0.12 0.14 0.16 0.18 0.2 mi

Columbia County Property Appraiser

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

PARCEL: 06-7S-16-04149-704 | SINGLE FAM (000100) | 1.9 AC
 AKA LOT 4 WILSON SPRINGS COMMUNITY PHASE 2 UNR DESC AS FOLLOWS: COMM AT NW COR OF SW 1/4 OF SEC. RUN S 33.01 FT, TO POINT ON THE S LINE OF WILSON SPRIN

Owner: RENTZ JEAN
 2512 ECLIPSE LN
 PENSACOLA, FL 325147456
Site: 366 WILSON SPRINGS RD,
 FORT WHITE
Sales Info 8/3/2004 \$9,000 V(U)

2016 Certified Values

Mkt Lnd \$18,838	Appraised \$47,870
Ag Lnd \$0	Exempt \$0
Bldg \$26,454	Assessed \$47,870
XFOB \$2,578	county:\$47,870
Just \$47,870	Total city:\$47,870
Class \$0	Taxable other:\$47,870
	school:\$47,870

NOTES:



This information, updated: 5/2/2017, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

by: **GrizzlyLogic.com**