



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: August 26, 2019

Meeting Date: September 5, 2019

Name: David Kraus

Department: Bcc Administration

Division Manager's Signature: _____

A handwritten signature in blue ink, appearing to be "DK", is written over a horizontal line.

1. Nature and purpose of agenda item:

The City has requested for the County to voluntarily annex the two County owned future stormwater retention basins into the City limits to avoid creating enclaves.

2. Recommended Motion/Action:

Motion to Petition City to Annex two County owned parcels along Bell Road

3. Fiscal impact on current budget.

This item has no effect on the current budget.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Columbia County Board of County Commissioners
FR: David Kraus, Assistant County Manager
DATE: August 29, 2019
RE: Annexation along Bell Road

Columbia County owns 2 parcels of land along NW Bell Road that will be used for stormwater retention ponds related to the paving of the road. The City of Lake City is working on annexation with the property owners along NW Bell Road and requests the County to consider annexing the 2 retention pond parcels into the City limits. This would prevent the creation of enclaves on Bell Road and has no negative impacts to the County.

The City of Lake City is requesting the Columbia County Board of County Commissioners petition to voluntary annex two parcels of real property into the City of Lake City.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

07-35-17-04868-099

**PETITION OF OWNER TO VOLUNTARILY ANNEX
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s): Columbia County Board of County Commissioners

Whose mailing address is: P. O. Box 1529, Lake City, Florida 32056-1529

Hereby partition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1375, Pages 0906, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Light Industrial use and is zoned Industrial, Light Warehouse Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

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ITEMS NEEDED FOR ANNEXATION

1. Application (completely filled out, signed and notarized)
2. Copy of Warranty Deed
3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
4. Three (3) copies of Boundary Survey.
5. Legal Description electronically provided or on a CD in Word Format.

Prepared by:
Elaine R. Davis / Nicole Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

Inst: 201812026790 Date: 12/28/2018 Time: 4:00PM
Page 1 of 2 B: 1375 P: 906, P.DeWitt Cason, Clerk of Court
Columbia County, Fl: DD
Deputy Clerk Doc Stamp-Deed: 224.00

File Number: 18-454

General Warranty Deed

Made this December 27th, 2018 A.D.

By **Audrey Bullard, Individually and as Trustee of the D & B TIMBER & LAND TRUST**, whose address is: P.O. BOX 3176, Lake City, Florida 32056, hereinafter called the grantor,

to **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1529, Lake City, Florida 32056-1529, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

See attached Exhibit "A" hereto

Parcel ID Number: 04868-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Valarie Benz
Witness Printed Name: Valarie Benz

Audrey Bullard (Seal)
Audrey Bullard, Individually and as Trustee of the D & B
TIMBER & LAND TRUST
Address: P.O. BOX 3176, Lake City, Florida 32056

Nicole A. Moore
Witness Printed Name: Nicole A. Moore

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of December, 2018, by Audrey Bullard, Individually and as Trustee of the D & B TIMBER & LAND TRUST, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Nicole A. Moore
Notary Public
Print Name: _____
My Commission Expires: _____

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 8/14/2019

Parcel: << 07-3S-17-04868-099 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	COLUMBIA COUNTY, FLORIDA P O BOX 1529 LAKE CITY, FL 32056		
Site	, LAKE CITY		
Description*	COMM SE COR, N 134.84 FT TO PT ON CURVE, W ALONG CURVE 191.22 FT, SW 44.17 FT FOR POB, CONT SW 355.05 FT, N 47 DEG W 339.74 FT, N 12 DEG E 92.57 FT, N 71 DEG E 263.23 FT, S 47 DEG E 431.64 FT TO POB. WD 1375-906		
Area	2.98 AC	S/T/R	07-3S-17
Use Code**	COUNTY (008600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values	2019 Working Values	
There are no 2018 Certified Values for this parcel	Mkt Land (1)	\$5,364
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$5,364
	Class	\$0
	Appraised	\$5,364
	SOH Cap [?]	\$0
	Assessed	\$5,364
	Exempt	OTHER \$5,364
Total Taxable		county:\$0 city:\$0 other:\$0 school:\$0



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/27/2018	\$32,000	1375/0906	WD	V	U	18

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

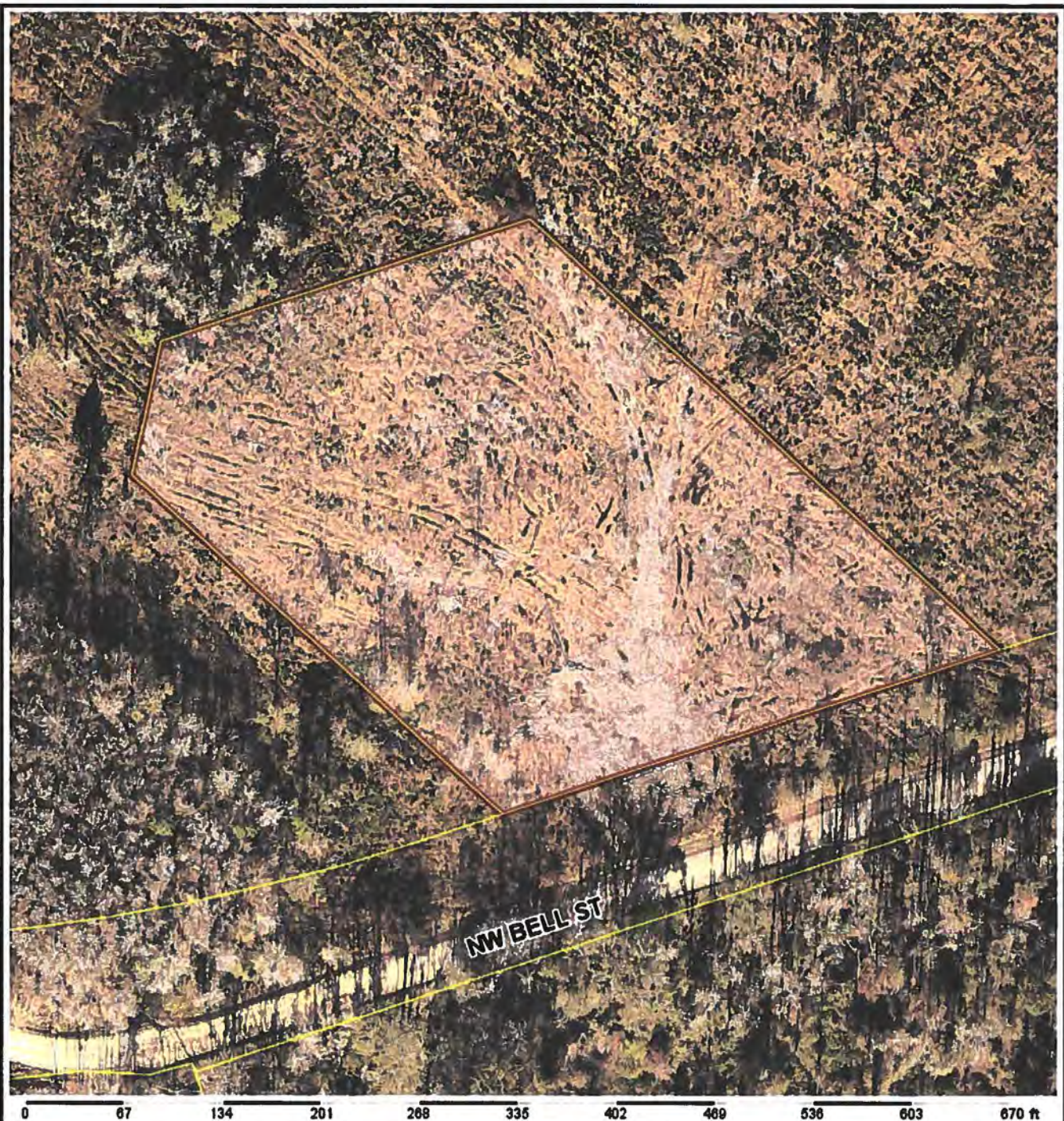
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
009601	RETENTION (MKT)	2.980 AC	1.00/1.00 1.00/1.00	\$1,800	\$5,364

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 07-3S-17-04868-099 OTHER | COUNTY (008600) | 2.98 AC

COMM SE COR, N 134.84 FT TO PT ON CURVE, WALONG CURVE 191.22 FT, SW 44.17 FT FOR POB, CONT SW 355.05 FT, N 47 DEG W 339.74 FT, N 12 DEG E 92.57 FT, N

COLUMBIA COUNTY, FLORIDA

Owner: P O BOX 1529
LAKE CITY, FL 32056

Site: LAKE CITY

Sales Info 12/27/2018 \$32,000 V(U)

2018 Certified Values

Mkt Lnd	\$5,364	Appraised	\$5,364
Ag Lnd	\$0	Assessed	\$5,364
Bldg	\$0	Exempt	\$5,364
XFOB	\$0	Total	county:\$0 city:\$0
Just	\$5,364	Taxable	other:\$0 school:\$0

NOTES:



Columbia County, FL

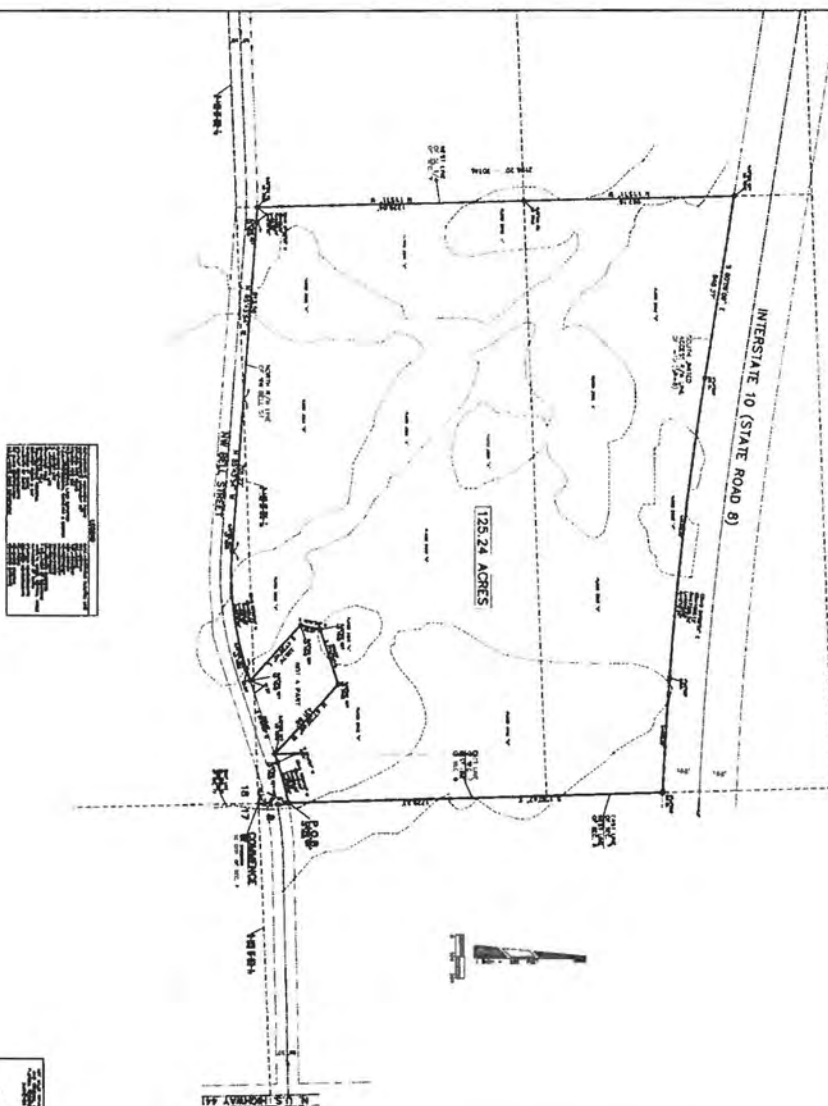
This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, 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.

GrizzlyLogic.com

**TOWNSHIP
3 SOUTH, 17
EAST**

NW BELL STREET-PARCEL 206A

SECTION 7: Commence at the Southwest corner of Section 7, Township 3 South, Range 17 East, Columbia County, Florida and run North $00^{\circ} 58' 33''$ West along the West line of said Section 7 a distance of 100.00 feet; thence North $87^{\circ} 50' 00''$ East a distance of 393.10 feet to the Point of Beginning; thence North $02^{\circ} 11' 50''$ West a distance of 598.91 feet; thence North $87^{\circ} 48' 11''$ East a distance of 354.40 feet; thence South $02^{\circ} 11' 50''$ East a distance of 599.10 feet; thence South $87^{\circ} 50' 00''$ West a distance of 354.40 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**



BOUNDARY SURVEY
IN SECTIONS 7 AND 18
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA


DESCRIPTION:
Consistent with the New York

[illegible]

NOTES

[illegible]

Don't miss this
FREE INFORMATION
 1-800-368-5868
 1-800-368-5868
 1-800-368-5868



Donald F. Lee and Associates, Inc.

500 South Main Street, Suite 200
 Irving, TX 75039
 (214) 752-4146
 Telex: 750340
 Cable: 750340

**D&B TIMBER
& LAND TRUST**

Office: 214/752-4146
 Telex: 750340
 Cable: 750340
 Fax: 214/752-4146
 1-800-368-5868



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

07-35-17-04888-098 growthmanagement@lcfla.com

**PETITION OF OWNER TO VOLUNTARILY ANNEX
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s): Columbia County Board of County Commissioners

Whose mailing address is: P. O. Box 1529, Lake City, Florida 32056-1529

Hereby partition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1375, Pages 0906, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Light Industrial use and is zoned Industrial, Light Warehouse Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

ITEMS NEEDED FOR ANNEXATION

1. Application (completely filled out, signed and notarized)
2. Copy of Warranty Deed
3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
4. Three (3) copies of Boundary Survey.
5. Legal Description electronically provided or on a CD in Word Format.

Prepared by:
Elaine R. Davis / Nicole Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

Inst: 201812026790 Date: 12/28/2018 Time: 4:00PM
Page 1 of 2 B: 1375 P: 906, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 224.00

File Number: 18-454

General Warranty Deed

Made this December 27th, 2018 A.D.

By **Audrey Bullard, Individually and as Trustee of the D & B TIMBER & LAND TRUST**, whose address is: P.O. BOX 3176, Lake City, Florida 32056, hereinafter called the grantor,

to **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1529, Lake City, Florida 32056-1529, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

See attached Exhibit "A" hereto

Parcel ID Number: 04868-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

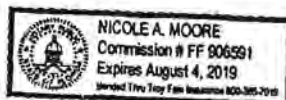
Valarie Benz
Witness Printed Name: Valarie Benz

Audrey Bullard (Seal)
Audrey Bullard, Individually and as Trustee of the D & B
TIMBER & LAND TRUST
Address: P.O. BOX 3176, Lake City, Florida 32056

Nicole A. Moore
Witness Printed Name: Nicole A. Moore

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of December, 2018, by Audrey Bullard, Individually and as Trustee of the D & B TIMBER & LAND TRUST, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Nicole A. Moore
Notary Public
Print Name: _____
My Commission Expires: _____

Columbia County Property Appraiser

Jeff Hampton

2018 Tax Roll Year

updated: 8/14/2019

Parcel: << 07-3S-17-04868-098 >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

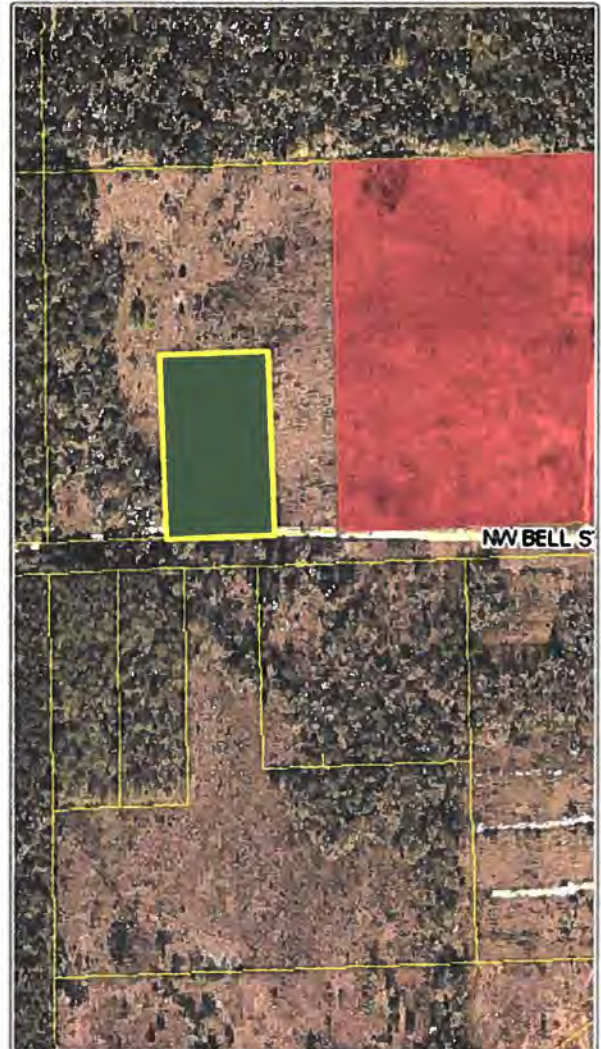
Owner	COLUMBIA COUNTY, FLORIDA P O BOX 1529 LAKE CITY, FL 32056		
Site	, LAKE CITY		
Description*	COMM SW COR, N 100 FT, E 393.10 FT FOR POB, N 598.91 FT E 354.40 FT, S 599.10 FT, W 354.40 FT TO POB. WD 1375-906		
Area	4.87 AC	S/T/R	07-3S-17
Use Code**	COUNTY (008600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2018 Certified Values	2019 Working Values	
There are no 2018 Certified Values for this parcel	Mkt Land (1)	\$5,844
	Ag Land (0)	\$0
	Building (0)	\$0
	XFOB (0)	\$0
	Just	\$5,844
	Class	\$0
	Appraised	\$5,844
	SOH Cap [?]	\$0
	Assessed	\$5,844
	Exempt	OTHER \$5,844
	Total	county: \$0
	Taxable	city: \$0 other: \$0 school: \$0

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
12/27/2018	\$32,000	1375/0906	WD	V	U	18

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
009601	RETENTION (MKT)	4.870 AC	1.00/1.00 1.00/1.00	\$1,200	\$5,844



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 07-3S-17-04868-098 OTHER | COUNTY (008600) | 4.87 AC
 COMM SW COR, N 100 FT, E 393.10 FT FOR POB, N 598.91 FT E 354.40 FT, S 599.10 FT, W 354.40 FT TO POB, WD 1375-906

COLUMBIA COUNTY, FLORIDA

Owner: P O BOX 1529
 LAKE CITY, FL 32056

Site: LAKE CITY

Sales Info 12/27/2018 \$32,000 V(U)

2018 Certified Values

Mkt Lnd	\$5,844	Appraised	\$5,844
Ag Lnd	\$0	Assessed	\$5,844
Bldg	\$0	Exempt	\$5,844
XFOB	\$0	county:\$0	
Just	\$5,844	city:\$0	
		other:\$0	
		school:\$0	
		Total Taxable	

NOTES:



Columbia County, FL

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GrizzlyLogic.com

NW BELL STREET- PARCEL 2068

SECTION 7: Commence at the Southeast corner of Section 7, Township 3 South, Range 17 East, Columbia County, Florida and run North $01^{\circ} 32'$ West along the East line of said Section 7 a distance of 134.84 feet to a point on a curve concave to the South having a radius of 1482.40 feet and a central angle of $07^{\circ} 23' 27''$; thence Westerly along the arc of said curve a distance of 191.22 feet to the point of tangency of said curve; thence South $71^{\circ} 43' 00''$ West a distance of 44.17 feet to the Point of Beginning; thence continue South $71^{\circ} 43' 00''$ West a distance of 355.05 feet; thence North $47^{\circ} 41' 40''$ West a distance of 339.74 feet; thence North $12^{\circ} 00' 03''$ East a distance of 92.57 feet; thence North $71^{\circ} 41' 09''$ East a distance of 263.23 feet; thence South $47^{\circ} 41' 40''$ East a distance of 431.64 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

