



## 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: March 13, 2020

Meeting Date: April 2, 2020

Name: Joel Foreman

Department: County Attorney

Division Manager's Signature: \_\_\_\_\_

*Ben Scott*

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

Interlocal Agreement: City of Lake City Property Exchange - Agreement to swap land at Hall of Fame Drive for land at Southside Recreation Complex

### 2. Recommended Motion/Action:

To approve the Interlocal Agreement Between the City of Lake City, Florida and Columbia County, Florida for the Exchange of Real Property

### 3. Fiscal impact on current budget.

This item has no effect on the current budget.

**MEMORANDUM**

To: Board Agenda, March 19, 2020

From: Joel F. Foreman

**Re: Interlocal Agreement: City of Lake City Property Exchange**

Date: March 12, 2020

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Attached is an Interlocal Agreement as prepared by this office and counsel for the City of Lake City. The agreement memorializes the terms of the County's and City's prior motions to exchange a portion of the County's land on Hall of Fame Drive for a portion of the City's land adjacent to the Southside Recreation Complex. Counsel for the City and I concur that memorializing this agreement through an interlocal agreement is the best way to document the circumstances of this exchange.

**Recommended motion:** To approve the Interlocal Agreement Between the City of Lake City, Florida and Columbia County, Florida for the Exchange of Real Property

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF LAKE CITY, FLORIDA  
AND COLUMBIA COUNTY, FLORIDA FOR THE EXCHANGE OF REAL PROPERTY**

**THIS AGREEMENT** for the exchange of parcels of real property is entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, with a mailing address of Post Office Box 1529, Lake City, Florida 32056-1529, (hereinafter the “County”), and **THE CITY OF LAKE CITY**, a body politic of the State of Florida, with a mailing address of 205 North Marion Street, Lake City, FL 32055 (hereinafter the “City”).

**RECITALS**

**WHEREAS**, the City is in need of constructing a new Fire Station on the westside of the City’s municipal limits; and

**WHEREAS**, the County is in need of additional lands abutting the area that comprises the Southwest Recreation Complex; and

**WHEREAS**, the County owns a certain parcel of real property that is surplus to its immediate needs which is compatible with the City’s immediate needs and the City owns a certain parcel of real property that is surplus to its immediate needs which is compatible with the County’s immediate needs; and

**WHEREAS**, the City and the County each find that the parcels of real property owned by them respectively are surplus to their needs and would be best used by conveying said parcels to one another; and

**WHEREAS**, the City and County agree that it is in the public interest to memorialize their respective intentions and obligations associated with the exchange of parcels of real property in this Agreement; and

**WHEREAS**, pursuant to the Florida Local Government Development Act, the County and City are authorized to enter into interlocal agreements and cooperatively utilize their resources in the most efficient manner possible to provide services.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions provided herein, the County and City agree as follows:

1. **Recitals Incorporated.** The recitals above are true and correct and

incorporated herein by reference.

2. **Purpose of the Agreement.** The purpose of this Agreement is the establish and memorialize an agreement between the City and County to exchange parcels of surplus lands to meet the parties' respective and recognized public purposes.

3. **Obligations of City.** The City will gift and convey to the County via the attached Exhibit "A", in "AS IS" condition, the lands described therein. .

4. **Obligations of County.** The County will gift and convey to the City via the attached Exhibit "B", in "AS IS" condition, the lands described therein.

5. **Controlling Law.** This Agreement is to be governed by the laws of the State of Florida and sole and exclusive venue for any legal action shall be the state courts of Columbia County, Florida. Each party waives its right to any other venue.

6. **Amendment.** This Agreement constitutes the entire agreement between the County and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented or amended only by a written document executed by both the County and City.

7. **Termination.** This Agreement shall termination automatically upon the recording of the respective conveyance documents in the Pubic Records of Columbia County, Florida.

8. **Non-assignability.** Neither party shall assign any rights or delegate any duties arising under this Agreement without prior written consent of the other party.

9. **Notices.** Any and all communications required hereunder shall be provided in writing to the other party and deemed to have been duly served on the other party when provided by hand delivery, with receipt therefore, or by registered mail posted prior to any deadline with return receipt requested.

To the City:                      City of Lake City  
   c/o Mayor Stephen Witt  
   205 North Marion Avenue  
   Lake City, Florida 32055

To the County:                      Columbia County, Florida  
   c/o County Manager, Ben Scott  
   Post Office Box 1529

Lake City, Florida 32056

10. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement or the application of such items or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

**IN WITNESS WHEREOF THIS AGREEMENT** has been executed by the parties' respective authorized representatives as of the day and year first above written.

**CITY OF LAKE CITY**

**COLUMBIA COUNTY, FLORIDA**

\_\_\_\_\_  
Stephen M. Witt, Mayor

\_\_\_\_\_  
Toby Witt, Chair

**Attest:**

\_\_\_\_\_  
Audrey E. Sikes, City Clerk

\_\_\_\_\_  
P. DeWitt Cason, Clerk of Courts

**Approved as to Form:**

\_\_\_\_\_  
Fred Koberlein, City Attorney

\_\_\_\_\_  
Joel Foreman, County Attorney

PREPARED BY AND RETURN TO:  
**JOEL F. FOREMAN, ESQ.**  
P.O. BOX 550  
Lake City, Florida 32056

**COUNTY DEED**

**THIS DEED** is made and given this \_\_\_ day of \_\_\_\_\_ 2020 by **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1529, Lake City, FL 32056, hereinafter referred to as "Grantor", to **THE CITY OF LAKE CITY, FLORIDA**, a Florida municipality, whose mailing address is 205 N. Marion Ave. Lake City, FL 32055, hereinafter called "Grantee".

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of ten dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to an Interlocal Agreement with the City of Lake City for the exchange of real property, hereby grants, bargains, and sells to the said Grantee, forever, the described land and improvements, lying and being in Columbia County, Florida, described as:

A portion of Columbia County Parcel ID NO: 34-3S-16-02464-004

COMMENCE at the intersection of the East line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida (as established by B.G. Moore, PLS 439) and the North Right-of-Way line of U.S. Highway 90 and run North 06°27'23" East along said East line of Section 34 (as established by B.G. Moore, PLS 439) a distance of 1,350.00 feet; thence North 83°33'13" West a distance of 244.58 feet to the POINT OF BEGINNING; thence continue North 83°33'13" West a distance of 245.64 feet to a point on the East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), said point being a point on a curve concave to the West having a radius of 340.00 feet, a central angle of 23°46'19", a chord bearing of North 05°26'24" West, and a chord distance of 140.06 feet; thence Northerly along the arc of said curve, being said East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), a distance of 141.07 feet to the end of said curve and the beginning of a curve concave to the Northwest having a radius of 370.00 feet, a central angle of 10°24'58", a chord bearing of North 62°34'53" East, and a chord distance of 67.17 feet; thence Northeasterly along the arc of said curve a distance of 67.27 feet to the end of said curve and the beginning of a curve concave to the North having a radius of 315.00 feet, a central angle of 38°41'50", a chord bearing of South 78°33'18" East, and a chord distance of 208.73 feet; thence Easterly along the arc of said curve a distance of 212.75 feet to the end of said curve; thence South 40°24'27" East a distance of 64.04 feet; thence South 48°47'54"

West a distance of 53.62 feet; thence South 06°18'15" West a distance of 72.88 feet to the POINT OF BEGINNING. Containing 0.94 acres, more or less.

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners the day and year aforesaid.

**COLUMBIA COUNTY BOARD OF  
COUNTY COMMISSIONERS**

BY: \_\_\_\_\_ (SEAL)  
Toby Witt, Chair

**ATTEST:**

BY: \_\_\_\_\_  
**P. DeWitt Cason, Clerk of Courts**

DESCRIPTION

Tuesday, December 10, 2019

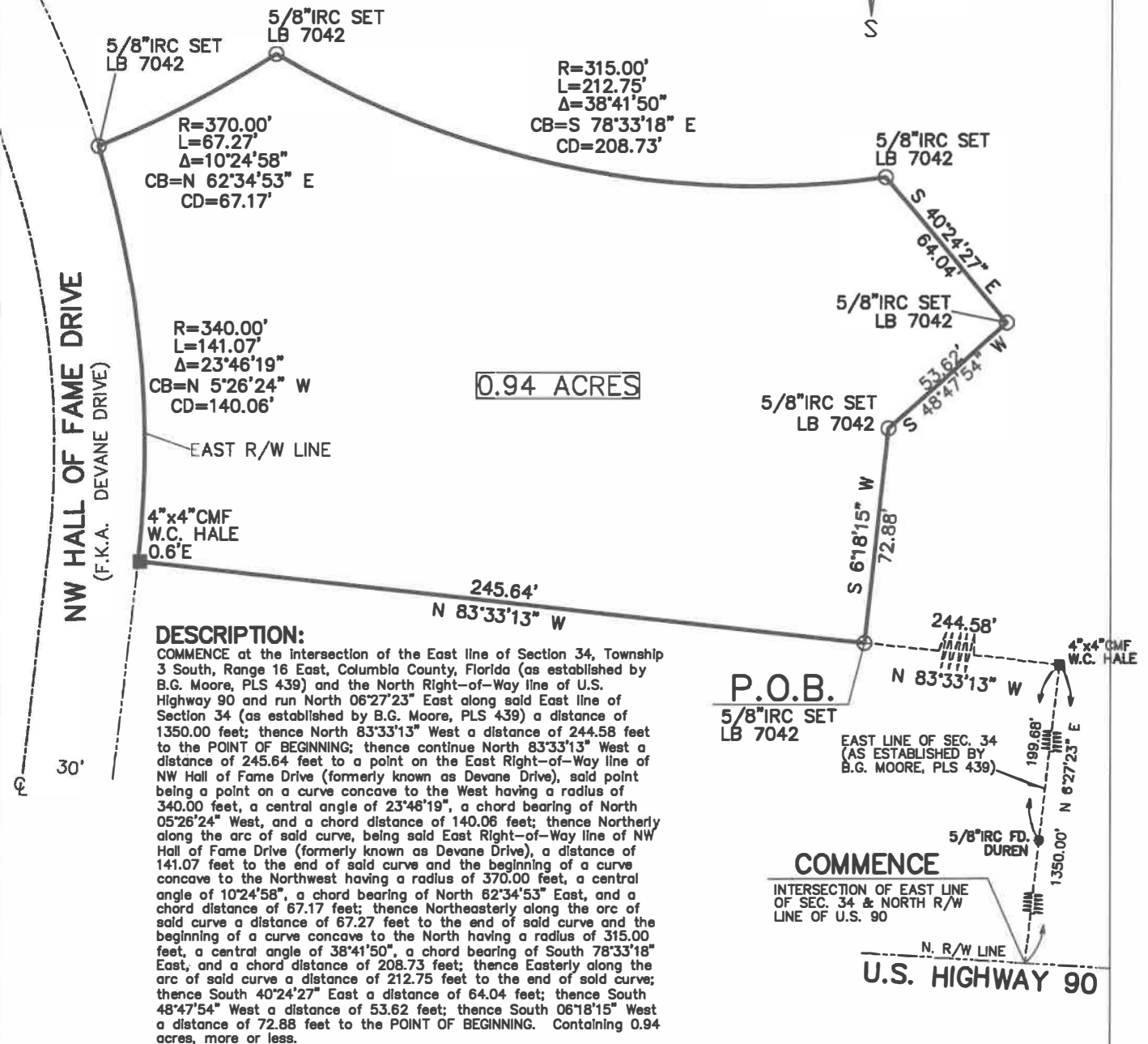
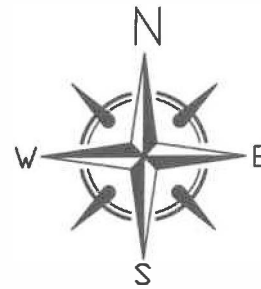
FOR: Lake City Fire Department

COMMENCE at the intersection of the East line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida (as established by B.G. Moore, PLS 439) and the North Right-of-Way line of U.S. Highway 90 and run North  $06^{\circ}27'23''$  East along said East line of Section 34 (as established by B.G. Moore, PLS 439) a distance of 1350.00 feet; thence North  $83^{\circ}33'13''$  West a distance of 244.58 feet to the POINT OF BEGINNING; thence continue North  $83^{\circ}33'13''$  West a distance of 245.64 feet to a point on the East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), said point being a point on a curve concave to the West having a radius of 340.00 feet, a central angle of  $23^{\circ}46'19''$ , a chord bearing of North  $05^{\circ}26'24''$  West, and a chord distance of 140.06 feet; thence Northerly along the arc of said curve, being said East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), a distance of 141.07 feet to the end of said curve and the beginning of a curve concave to the Northwest having a radius of 370.00 feet, a central angle of  $10^{\circ}24'58''$ , a chord bearing of North  $62^{\circ}34'53''$  East, and a chord distance of 67.17 feet; thence Northeasterly along the arc of said curve a distance of 67.27 feet to the end of said curve and the beginning of a curve concave to the North having a radius of 315.00 feet, a central angle of  $38^{\circ}41'50''$ , a chord bearing of South  $78^{\circ}33'18''$  East, and a chord distance of 208.73 feet; thence Easterly along the arc of said curve a distance of 212.75 feet to the end of said curve; thence South  $40^{\circ}24'27''$  East a distance of 64.04 feet; thence South  $48^{\circ}47'54''$  West a distance of 53.62 feet; thence South  $06^{\circ}18'15''$  West a distance of 72.88 feet to the POINT OF BEGINNING. Containing 0.94 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates  
140 NW Ridgewood Ave.  
Lake City, Florida 32055  
[Donald@dfla.com](mailto:Donald@dfla.com)

SKETCH OF A 0.94 ACRES TRACT  
 IN SECTION 34  
 TOWNSHIP 3 SOUTH, RANGE 16 EAST  
 COLUMBIA CO., FLORIDA



**DESCRIPTION:**  
 COMMENCE at the intersection of the East line of Section 34, Township 3 South, Range 16 East, Columbia County, Florida (as established by B.G. Moore, PLS 439) and the North Right-of-Way line of U.S. Highway 90 and run North 06°27'23" East along said East line of Section 34 (as established by B.G. Moore, PLS 439) a distance of 1350.00 feet; thence North 83°33'13" West a distance of 244.58 feet to the POINT OF BEGINNING; thence continue North 83°33'13" West a distance of 245.64 feet to a point on the East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), said point being a point on a curve concave to the West having a radius of 340.00 feet, a central angle of 23°46'19", a chord bearing of North 05°26'24" West, and a chord distance of 140.06 feet; thence Northerly along the arc of said curve, being said East Right-of-Way line of NW Hall of Fame Drive (formerly known as Devane Drive), a distance of 141.07 feet to the end of said curve and the beginning of a curve concave to the Northwest having a radius of 370.00 feet, a central angle of 10°24'58", a chord bearing of North 62°34'53" East, and a chord distance of 67.17 feet; thence Northeasterly along the arc of said curve a distance of 67.27 feet to the end of said curve and the beginning of a curve concave to the North having a radius of 315.00 feet, a central angle of 38°41'50", a chord bearing of South 78°33'18" East, and a chord distance of 208.73 feet; thence Easterly along the arc of said curve a distance of 212.75 feet to the end of said curve; thence South 40°24'27" East a distance of 64.04 feet; thence South 48°47'54" West a distance of 53.62 feet; thence South 06°18'15" West a distance of 72.88 feet to the POINT OF BEGINNING. Containing 0.94 acres, more or less.

NOT A SURVEY

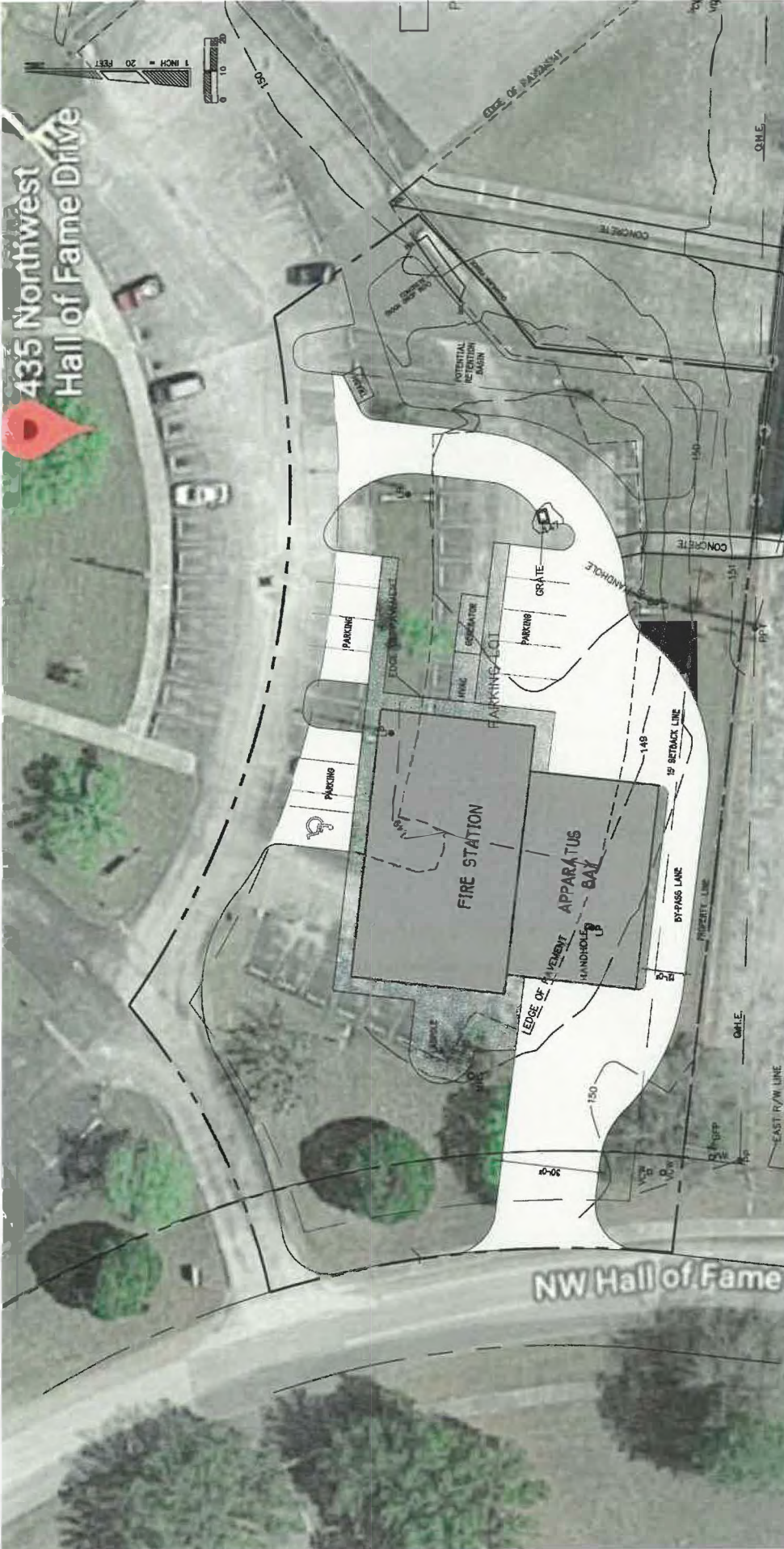
PREPARED 12 / 10 / 2019



**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



435 Northwest  
Hall of Fame Drive



606 N.E. First Street  
Gainesville, Florida 32601  
352.372.0425 www.brameheck.com  
Lic. No. AA0002304  
BHA Project Number 4022.010

# ARCHITECTURAL CONCEPT SITE PLAN For City of Lake City Fire Department

SCALE: 1" = 30' 1.02 ACRES 6,500 sq ft Building 1.02 ACRES

4:15.6 Min Lot Requirements - Bldg 5,000-10,000sq ft = 20 sq ft, min lot width: 125 ft  
 4:15.7 Min Setback Requirements - Front: 20ft, Sides: None (Unless provided, then min of 5 ft), Rear: 15 ft  
 Special Provision: No less than 15' of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to the property lines & shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.  
 4:15.9 Max Lot Coverage by All Buildings: 35%. No structure shall exceed a 1.0 floor area ratio  
 4:15.13 Min Off-street Parking Requirements - One Space for each 500 sq ft of floor area.



