



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: 1/14/2022 Meeting Date: 1/20/2022

Name: Joel Foreman Department: County Attorney

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "Joel Foreman", is written over the line for the Division Manager's Signature.

1. Nature and purpose of agenda item:

Resolution authorizing eminent domain: SW Charles Terrace

2. Recommended Motion/Action:

To adopt Resolution authorizing eminent domain of portions of certain parcels on SW Charles Terrace

3. Fiscal impact on current budget.

This item has no effect on the current budget.

MEMORANDUM

To: Board Agenda, January 20, 2022

From: Joel F. Foreman

Re: Eminent Domain Resolution for SW Charles Terrace

Date: January 14, 2022

Attached for the Board's consideration is a resolution authorizing eminent domain powers for the alignment and widening of Charles Terrace necessary for that planned dirt-to-paved conversion project.

The parcels listed on the resolution are those the County has not been able to acquire through negotiation. All owners or their representatives have been contacted, and staff is satisfied that these parcels cannot be obtained without initiating the eminent domain process.

If the Board adopts this resolution then this office will begin the process. That process will include mandatory statutory notices and pre-filing negotiations with the property owners.

Recommended Motion: If to authorize eminent domain, adopt resolution authorizing eminent domain for the widening and alignment of Charles Terrace.

**COLUMBIA COUNTY, FLORIDA
RESOLUTION NO. 2022- ____**

**COLUMBIA COUNTY, FLORIDA, EMINENT
DOMAIN RESOLUTION FOR THE ACQUISITION
OF LANDS FOR RIGHT OF WAY AND OTHER
NECESSARY AND LAWFUL PURPOSES.**

SW CHARLES TERRACE

WHEREAS, pursuant to Chapter 127, Florida Statutes, each County of the State, including Columbia County, is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except State or Federal, for any County purpose; and

WHEREAS, the Board of County Commissioners may, by resolution, authorize the acquisition by eminent domain of property, real or personal, for any County use or purpose designated by such resolution, including the fee title to lands; and

WHEREAS, pursuant to proper authorization, Columbia County has had certain lands located and surveyed, described as Parcels 26 and 27 and has prepared a legal description of those portions of property to be made part of a public right of way, all located within Columbia County, Florida, more particularly described on Exhibit “A”, all of which is hereafter referred to as the “property”.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, that it hereby approves the survey shown and location off the property described on Exhibit “A”;

BE IT FURTHER RESOLVED, that it is the judgment of the Board of County Commissioners of Columbia County, Florida, that the acquisition of fee title to the property for the expansion and improvement upon a public right of way is necessary, practical, and in the best interests of the County, and that acquisition of the land is necessary for the purpose of securing sufficient roadway to meet the County’s design specifications; and the County is authorized to acquire same by gift, purchase, or condemnation. However, no court action to acquire the property via eminent domain shall be initiated until the expiration of any notice period to land owners required by any applicable Florida Statutes.

PASSED AND ADOPTED at a regular meeting of the Board of County Commissioners of Columbia County, Florida, on this 20th day of January 2022.

**BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA**

Approval as to
form and correctness:

Joel F. Foreman, County Attorney

By: _____
Robby Hollingsworth, Chairman

ATTEST: _____
James M. Swisher, Jr., Clerk of Courts

EXHIBIT "A"

SW CHARLES TERRACE

PARCEL 26

OWNER: Louis & Polly Rentz

TAX PARCEL #: 30-4S-16-03243-000

Part of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the Southwest corner of said Section 30, thence run North $00^{\circ}54'11''$ West, along the West line of said Section 30, being also the existing East right-of-way line of SW Charles Terrace, a distance of 2648.15 feet to the Southwest corner of the Northwest $\frac{1}{4}$ of said Section 30; thence North $00^{\circ}19'40''$ West, along the West line of said Section 30, being also the existing East right-of-way line of SW Charles Terrace, a distance of 1321.40 feet to the POINT OF BEGINNING; thence continue North $00^{\circ}19'40''$ West, along the West line of said Section 30, being also the existing East right-of-way line of SW Charles Terrace, a distance of 857.70 feet; thence North $89^{\circ}08'20''$ East a distance of 29.51 feet; thence South $00^{\circ}15'21''$ East a distance of 858.26 feet; thence North $89^{\circ}45'06''$ West a distance of 28.43 feet to the POINT OF BEGINNING. Containing 0.57 acres, more or less.

PARCEL 27

OWNER: Kristof Badu-Tweneboah

TAX PARCEL #: 30-4S-16-03245-001

Part of the Northwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the Northwest corner of said Section 30, thence run South $00^{\circ}19'40''$ East, along the West line of said Section 30, a distance of 43.70 feet to the POINT OF BEGINNING; thence North $89^{\circ}08'20''$ East, along the existing South right-of-way line of County Road No. 242, a distance of 30.04 feet; thence South $00^{\circ}15'21''$ East a distance of 420.01 feet; thence South $89^{\circ}08'20''$ West a distance of 29.51 feet to a point on the West line of said Section 30, being also the existing East right-of-way line of SW Charles Terrace; thence North $00^{\circ}19'40''$ West, along said West line of Section 30, being also said existing East right-of-way line of SW Charles Terrace, a distance of 420.00 feet to the POINT OF BEGINNING. Containing 0.29 acres, more or less.

RIGHT-OF-WAY MAP OF
SW CYPRESS LAKE ROAD
AND
SW CHARLES TERRACE
SITUATED IN
SECTIONS 25, 26, 35 AND 36
TOWNSHIP 04 NORTH, RANGE 15 EAST
AND
SECTIONS 19, 30 AND 31,
TOWNSHIP 04 NORTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

SECTION 26, TOWNSHIP 04 NORTH, RANGE 15 EAST

TABLE OF OWNERSHIPS					
PAPER NO.	OWNER NAME	SPROS AC/A	FRANCISCO R/P	REDAWOOD AC/A	COMMENTS
1A	JOHN ALISON	76.00 AC.	0.00 AC.	33.72 AC.	
1B	JOHN ALISON	36.02 AC.	0.25 AC.	33.72 AC.	THE REDWOOD FARM IS THE FARM, AFTER REDAWOOD AC AND SPROS AC, IS A FIVE HUNDRED (500) SQ. YARD AC/A.
2B	JOHN ALISON	16.27 AC.	1.00 AC.	2.13 AC.	
3	ANDREW & CAROL RAY	0.07 AC.	0.25 AC.	1.80 AC.	
4	ALEX MOORE	2.07 AC.	0.25 AC.	1.80 AC.	

REACHNAME	STATION	DATE	ELEVATION	DESCRIPTION
RDW-A	42+70.27	0.8701	100.76	POULD C&P MONITORING, SEAPROD RD 30
RDW-E	66+09.05	75.771	108.86	SET 3/8"REBAR, SUB C&P SEALED LB 71
RDW-C	100+13.75	30.337	92.55	SET 3/8"REBAR, SUB C&P SEALED LB 71
RDW-D	124+49.79	9.7670	100.76	POULD 1/2"REBAR, RD 30
RDW-E	148+64.65	41.451	107.88	SET 3/8"REBAR, SUB C&P SEALED LB 71

CENTERLINE CURVE DATA
A = 40°13'07"
T = 300.23'
L = 575.60'
R = 820.00'
CB = N 77°08'22" W
CD = 563.85'
PC STA = 24+98.44
PI STA = 27+96.67
PRC STA = 30+72.03

CENTERLINE CURVE DATA
 $\Delta = 05^{\circ}22'01''$
 $T = 98.45'$
 $L = 196.71'$
 $R = 2100.00'$
 $CB = S 59^{\circ}42'19'' E$
 $CU = 196.64'$
 $PC STA. = 211+61.26$
 $PI STA. = 224+59.69$
 $PT STA. = 234+57.97$



SECTION 35, TOWNSHIP 04 NORTH, RANGE 15 EAST

SECTION 26, TOWNSHIP 04 NORTH, RANGE 15 EAST

CENTERLINE CURVE DATA
 $\Delta = 05^{\circ}09'31''$
 $T = 225.24'$
 $L = 450.17'$
 $R = 5000.00'$
 $CD = N 85^{\circ}19'50'' E$
 $CB = 450.02'$
 $PRC STA. = 30+72.03$
 $PI STA. = 32+97.27$
 $PT STA. = 35+22.21$

REFERENCE POINT FROM DONALD F. LEE &
ASSOC. R/W MAP OF CHRYSLER LANE ROAD
Q14C12-13-2006, LAST REVISION 1-3-2007
SAD POINT STA. 190+93.00 (BEGINNING OF
R/W FROM D.F.L.A. MAP) = STA. 35+16.25
022331 31.4183 (1915 10-1)

SECTION 35, TOWNSHIP 04 NORTH, RANGE 15 EAST

- [illegible]

ABBREVIATIONS

[illegible]

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6352
DATE: JUNE 24, 2021

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

FOR: BOARD OF COUNTY COMMISSIONERS,
COLUMBIA COUNTY, FLORIDA

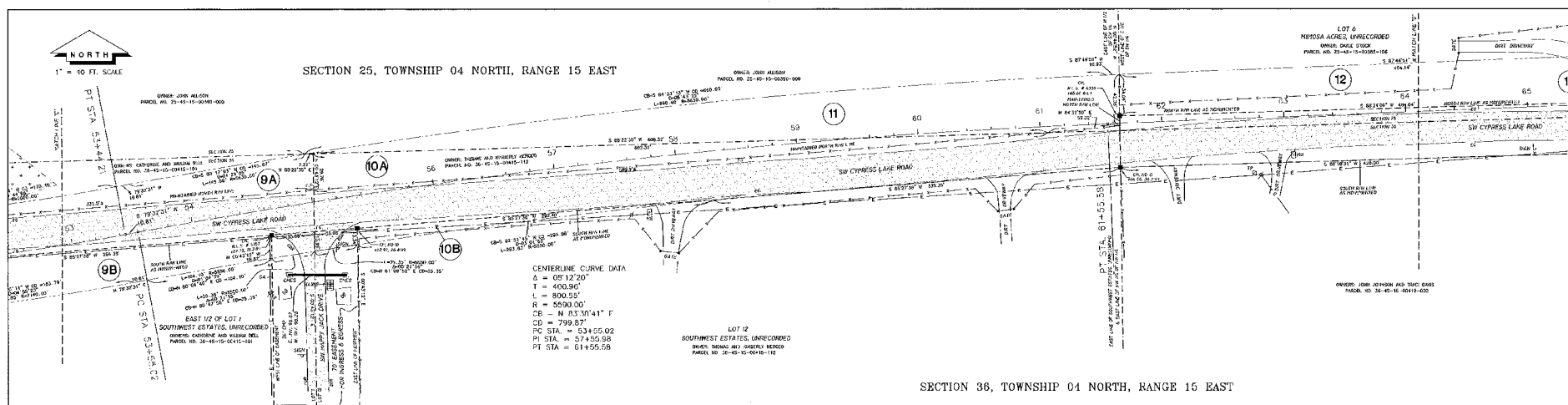
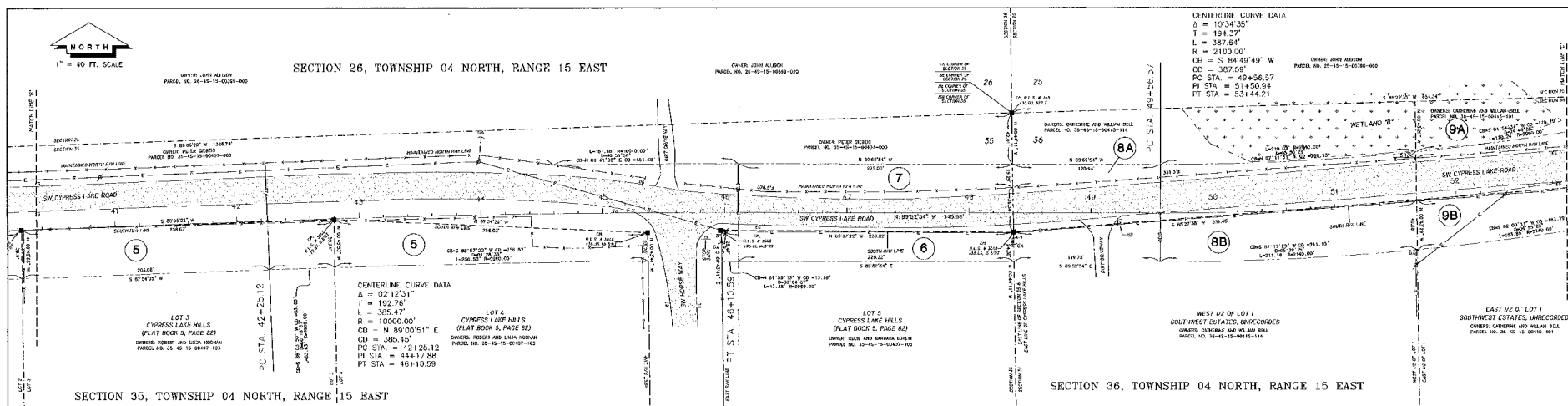
SCALE: 1" = 40'	DATE: SUBMITTED: 05/06/2020 - 04/20/2020	DATE: DRAWING: 04-20-2020
REVISED: 06-24-2021	APPROVED BY:	DRAWN BY: SM
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION - LB# 7170		
130 W. HOWARD STREET, LIVE OAK, FL 32064 PHONE: 386-368-5678 FAX: 386-368-5229	EMAIL: info@jshermanfrier.com jshermanfrier@aol.com	DRAWING NUMBER: 51-2020

REVISION TABLE	
REVISED: 05-07-2021	TO SHOW REMOVAL OF PARCELS 2A, 18 AND 28
REVISED: 05-11-2021	TO SHOW PARCELS 13A & 13B
REVISED: 06-24-2021	TO SHOW CHANGE OF PROPOSED R/W WITHIN PARCEL 22

PARCEL NO.	OWNER NAME	ACRES	PROPOSED EASEMENT	COMMENTS
1	JOHN A. LARSON	0.11 AC	0.11 AC	
2	JOHN A. LARSON	0.11 AC	0.11 AC	
3	JOHN A. LARSON	0.11 AC	0.11 AC	
4	JOHN A. LARSON	0.11 AC	0.11 AC	
5	JOHN A. LARSON	0.11 AC	0.11 AC	
6	JOHN A. LARSON	0.11 AC	0.11 AC	
7	JOHN A. LARSON	0.11 AC	0.11 AC	
8	JOHN A. LARSON	0.11 AC	0.11 AC	
9	JOHN A. LARSON	0.11 AC	0.11 AC	
10	JOHN A. LARSON	0.11 AC	0.11 AC	
11	JOHN A. LARSON	0.11 AC	0.11 AC	
12	JOHN A. LARSON	0.11 AC	0.11 AC	

PARCEL NO.	OWNER NAME	ACRES	PROPOSED EASEMENT	COMMENTS
13	JOHN A. LARSON	0.11 AC	0.11 AC	
14	JOHN A. LARSON	0.11 AC	0.11 AC	
15	JOHN A. LARSON	0.11 AC	0.11 AC	
16	JOHN A. LARSON	0.11 AC	0.11 AC	
17	JOHN A. LARSON	0.11 AC	0.11 AC	
18	JOHN A. LARSON	0.11 AC	0.11 AC	
19	JOHN A. LARSON	0.11 AC	0.11 AC	
20	JOHN A. LARSON	0.11 AC	0.11 AC	
21	JOHN A. LARSON	0.11 AC	0.11 AC	
22	JOHN A. LARSON	0.11 AC	0.11 AC	

RIGHT-OF-WAY MAP OF
SW CYPRESS LAKE ROAD AND SW CHARLES TERRACE
SITUATED IN
SECTIONS 25, 26, 35 AND 36
TOWNSHIP 04 NORTH, RANGE 15 EAST
AND
SECTIONS 19, 30 AND 31,
TOWNSHIP 04 NORTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

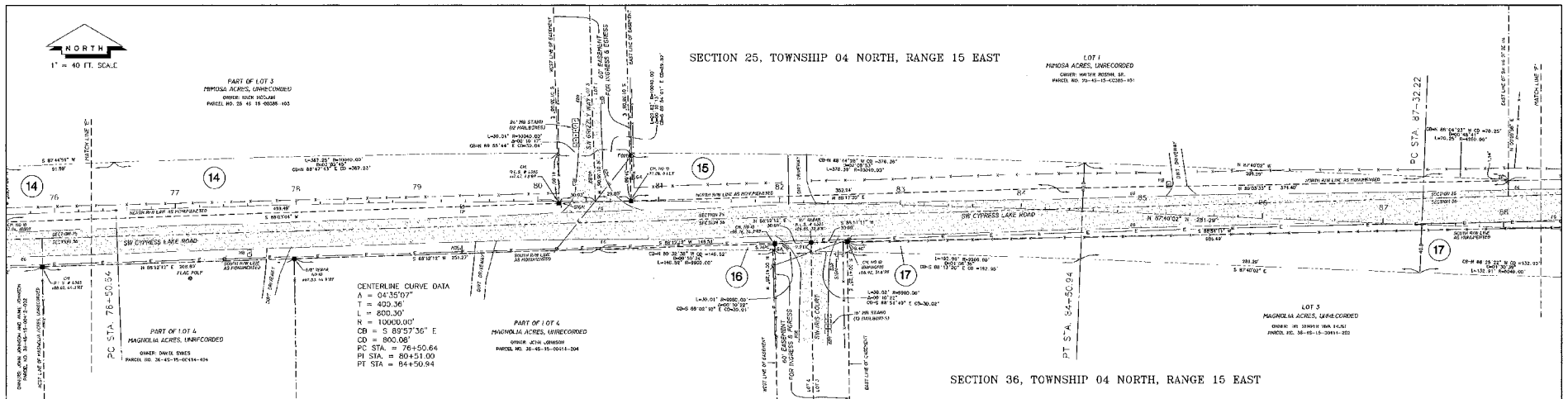
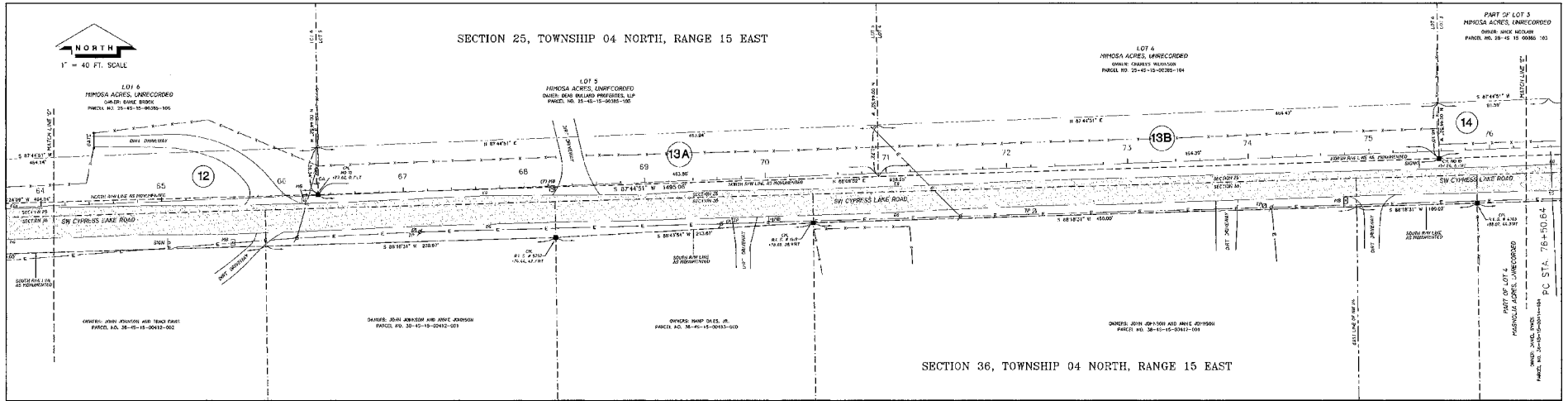


FOR: BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA			
SCALE: 1" = 40'	DATE SUBMITTED: 03/06/2020	DATE REVIEWED: 03/06/2020	DATE DRAFTED: 03/06/2020
REVIEWED: 03-24-2021	APPROVED BY:	DESIGNED BY: SH	
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS 130 W. HOWARD STREET, LAKELAND, FL 33804 PHONE: 888-352-4358 FAX: 888-352-9270 EMAIL: jfrier@frier.com			
DRAWING NUMBER: 51-2020			

RIGHT-OF-WAY MAP OF
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TOWNSHIP 04 NORTH, RANGE 15 EAST
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TABLE OF CORRECTIONS					
PAGE NO.	DRAWER NAME	CROSS	REVISION	REVISION	COMMENTS
13	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
14	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
15	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
16	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
17	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	

PAGE NO.	DRAWER NAME	CROSS	REVISION	REVISION	COMMENTS
13	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
14	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
15	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
16	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	
17	SW CYPRESS LAKE ROAD	100.00	100.00	100.00	



FOR: BOARD OF COUNTY COMMISSIONERS, COLUMBIA COUNTY, FLORIDA			
SCALE: 1" = 40'	DATE SUBMITTED: 01/06/2020	DATE DRAWN: 01-04-2020	DATE REVIEWED: 01-24-2021
APPROVED BY:		DRAWN BY: SH	
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS			
CERTIFICATE OF AUTHORIZATION - LB# 7170			
130 W. HOWARD STREET, SUITE 100, TAMPA, FL 33604		DRAWING NUMBER: 51-2020	
PHONE: 813-282-4328		FAX: 813-282-5270	

RIGHT-OF-WAY MAP OF
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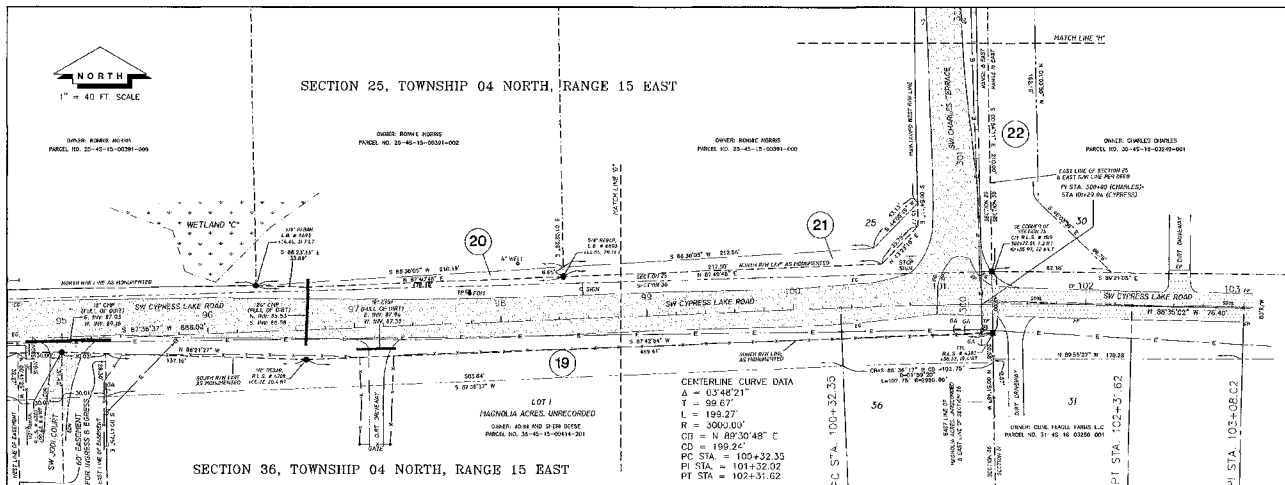
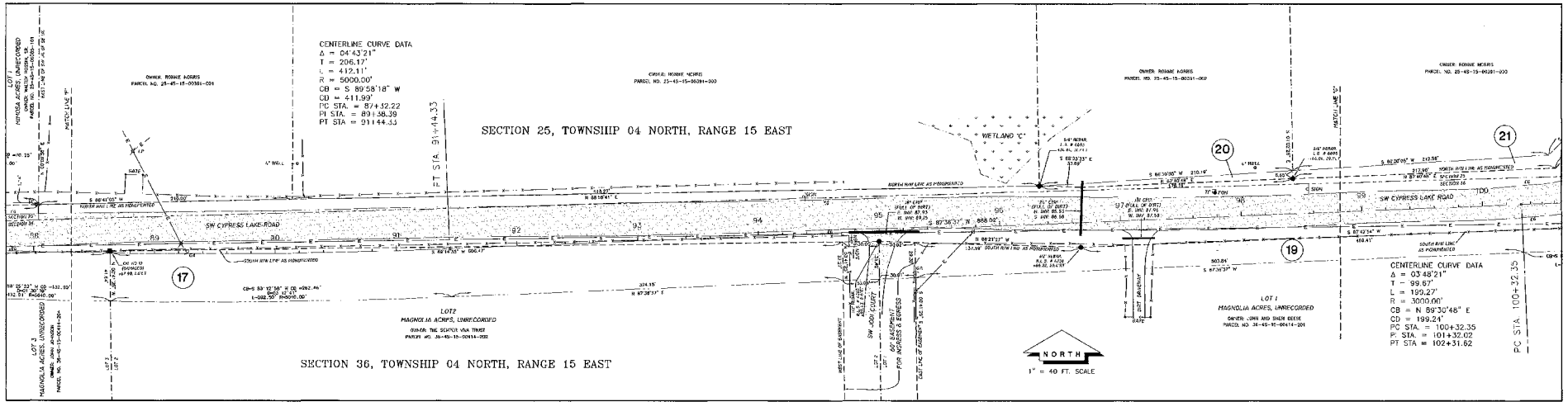


TABLE OF EASEMENTS				
PARCEL NO.	OWNER'S NAME	TYPE	REMARKS	DATE
17	THE SHERRILL TRAIL	50'	50' WIDE	10/1/00
18	JOHN A. BROWN	50'	50' WIDE	10/1/00
19	JOHN A. BROWN	50'	50' WIDE	10/1/00
20	JOHN A. BROWN	50'	50' WIDE	10/1/00
21	JOHN A. BROWN	50'	50' WIDE	10/1/00

NO.	DATE	BY	REVISION
1	10/1/00	J. SHERMAN	100' WIDE
2	10/1/00	J. SHERMAN	100' WIDE
3	10/1/00	J. SHERMAN	100' WIDE
4	10/1/00	J. SHERMAN	100' WIDE

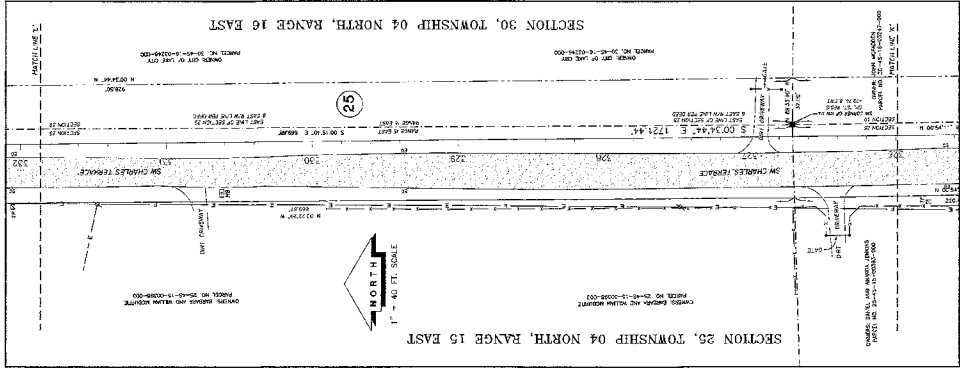
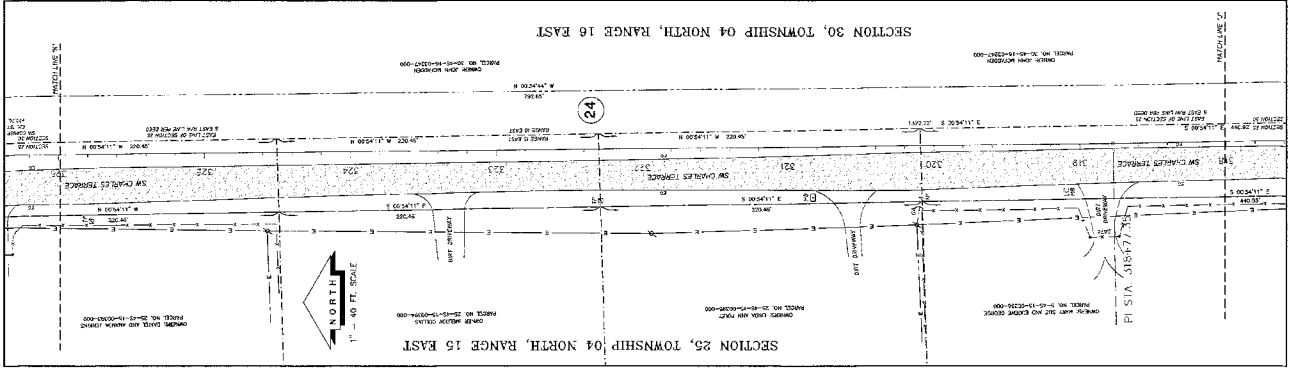
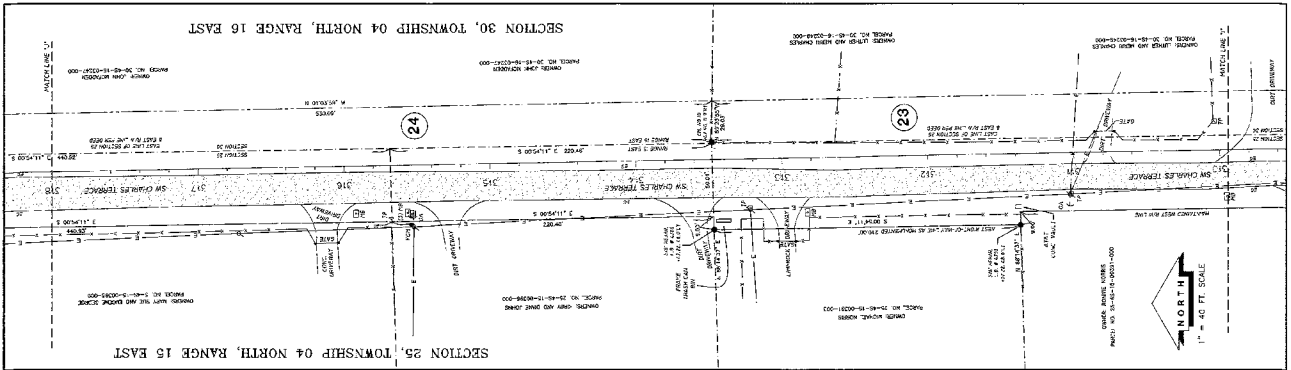
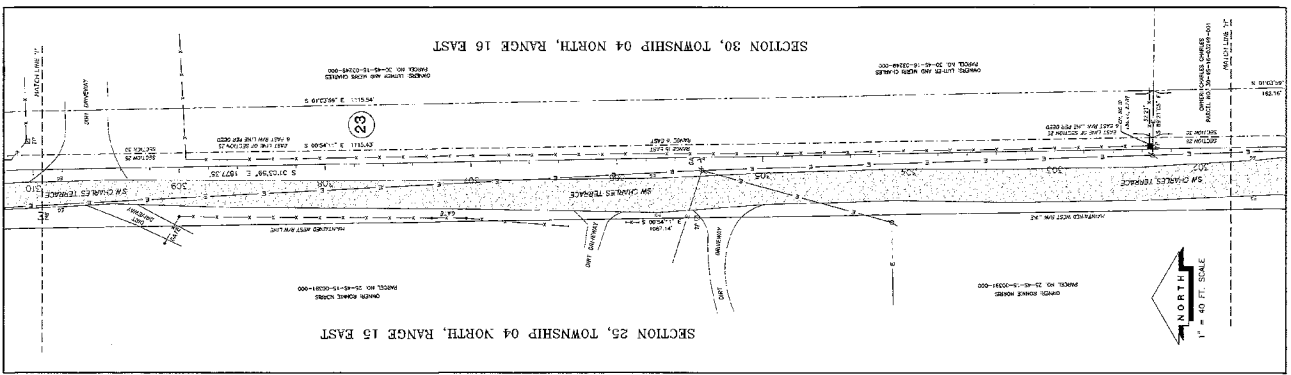
FOR: BOARD OF COUNTY COMMISSIONERS,
COLUMBIA COUNTY, FLORIDA

SCALE: 1" = 40' DATE SUBMITTED: 10/1/00 DATE APPROVED: 10/1/00
 REVISED: 05-24-2001 APPROVED BY: DRAWN BY: SM

J. SHERMAN FRIER & ASSOCIATES, INC.
 LAND SURVEYORS
 130 W. HOWARD STREET, SUITE 100, TAMPA, FL 33604
 PHONE: 813-255-4222 FAX: 813-255-4222 EMAIL: jfrier@shermanfrier.com

CERTIFICATE OF AUTHORIZATION - LB# 7170
 DRAWING NUMBER: 51-2020

RIGHT-OF-WAY MAP OF
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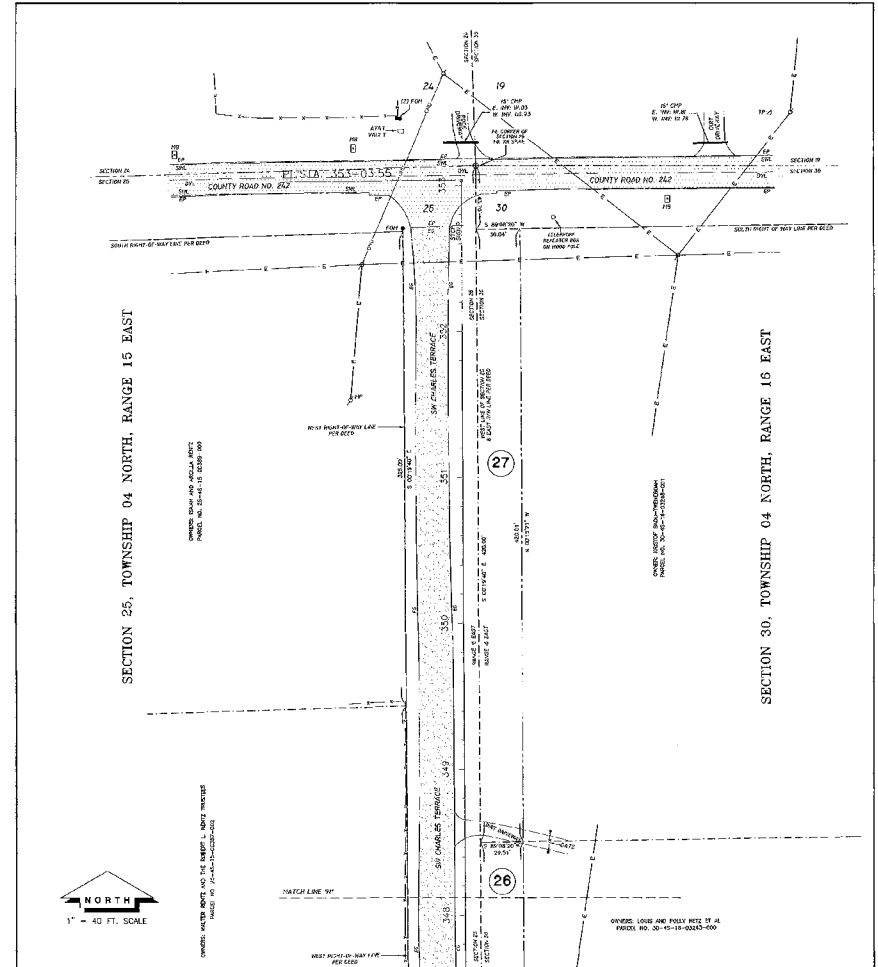


NO.	DATE	REVISION	BY	APP'D.
1	10/1/00	ORIGINAL	J. SHERMAN	J. SHERMAN
2	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
3	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
4	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
5	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
6	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
7	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
8	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
9	10/1/00	REVISED	J. SHERMAN	J. SHERMAN
10	10/1/00	REVISED	J. SHERMAN	J. SHERMAN

FOR: BOARD OF COUNTY COMMISSIONERS,
COLUMBIA COUNTY, FLORIDA
J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
130 W. JONAS STREET, SUITE 100, TAMPA, FL 33604
TEL: 813-281-1300 FAX: 813-281-1301
WWW.SHERMANFRIER.COM

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REMARKS	DATE	BY	FOR
SEE A	12/18/02	04/01	100.00
SEE B	12/18/02	04/01	100.00
SEE C	12/18/02	04/01	100.00
SEE D	12/18/02	04/01	100.00
SEE E	12/18/02	04/01	100.00



PARTIAL NO.	OWNER NAME	DATE	REMARKS	CONVEYANCE
1	SW CYPRESS LAKE ROAD	12/18/02	04/01	100.00
2	SW CHARLES TERRACE	12/18/02	04/01	100.00
3	SW CYPRESS LAKE ROAD	12/18/02	04/01	100.00
4	SW CHARLES TERRACE	12/18/02	04/01	100.00

FOR: BOARD OF COUNTY COMMISSIONERS,
COLUMBIA COUNTY, FLORIDA

SCALE: 1" = 40'
REVISED: 06-24-2021
DATE SUBMITTED: 03/09/2020
DATE REVISION: 06-24-2021
DRAWN BY: SM

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
130 W. HOWARD STREET, SUITE 100, OAK, FL 32054
PHONE: 386-352-5270
FAX: 386-352-5270

CERTIFICATE OF AUTHORIZATION - LB# 7170
I, J. SHERMAN FRIER, being duly sworn, depose and say that I am a duly licensed land surveyor in the State of Florida, and that I am the author of the foregoing map, and that the same is a true and correct copy of the original map as the same appears in my files.

DRAWING NUMBER: 51-2020

