



## 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: 2/18/2022 Meeting Date: 3/3/2022

Name: Joel Foreman Department: County Attorney

Division Manager's Signature:

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

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

Petition for Partial Vacation of Subdivision; Lot 1, Block A, Timucuan Crossing

### 2. Recommended Motion/Action:

To adopt the resolution partially vacating Timucuan Crossing subdivision as to Lot 1 of Block A

### 3. Fiscal impact on current budget.

This item has no effect on the current budget.

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**MEMORANDUM**

To: Board Agenda, March 3, 2022

From: Joel F. Foreman

**Re: Petition for Partial Vacation of Subdivision; Lot 1, Block A, Timucuan Crossing**

Date: February 18, 2022

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Attached is a petition with supporting documentation for partial vacation of a portion of Timucuan Crossing subdivision. I have attached a map depicting that portion of the subdivision called out in the petition.

The petition appears to be in order. The vacation pertains only to lands owned by the petitioner. This appears to be an older plat that was never observed but nevertheless remains of record. In fact, the boundaries of the entire subdivision are inconsistent with the actual ownership of all of the lands in and around the subdivision. Surrounding property owners have contacted this office and it is likely the Board will soon be asked to consider vacating the entire plat.

For purposes of this petition, which includes only the portions depicted on the map, it is necessary to open a public hearing before adopting the attached resolution.

**Recommended Motion:** To adopt the resolution partially vacating Timucuan Crossing subdivision as to Lot 1 of Block A.

**PETITION TO VACATE AND ANNUL PLAT OF SUBDIVISION KNOWN AS  
TIMUCUAN CROSSING.**

**TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY,  
FLORIDA:**

Pursuant to the provisions of *Fla Stat. section 177.101* and Section 5.13 of the Land Development Regulations of Columbia County, Florida, the undersigned Linda D. Johns and Claudius F. Johns ("Petitioner") petitions the Board of County Commissioners of Columbia County, Florida ("Commissioners") to vacate and annul a portion of Lot 1 Block "A", of "Timucuan Crossing", a subdivision (parcel number, 26-4s-16-03189-002, as per plat thereof recorded in Plat Book 6 Page 191 and 192) of the Public Records of Columbia County, Florida, said lands to be vacated from the subdivision being more particularly described as:

**LEGAL DESCRIPTION:** BEGIN AT THE NW CORNER OF LOT 1, BLOCK "A", "TIMUCUAN CROSSING", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 53'08"E., ALONG THE NORTH LINE OF THE SE ¼ OF THE NE ¼ OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 614.17 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID SE ¼ OF THE NE ¼; THENCE CONTINUE N.88 DEGREES 57'55"E., ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 36.97 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID LOT 1; THENCE S.28 DEGREES 53'20"W., ALONG THE WEST RIGHT-OF-WAY LINE OF SW DYAL AVENUE, A PUBLIC RIGHT-OF-WAY, 246.90 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1416, PAGE 1925 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.87 DEGREES 51'50"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1416, PAGE 1925, A DISTANCE OF 524.07 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N.02 DEGREES 05'07"W., 212.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.87 ACRES, MORE OR LESS.

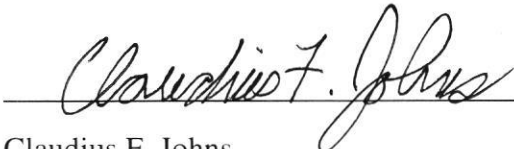
And in support thereof to the Commissioners as follows:


1. This petition is filed pursuant to the provisions of Fla. Stat. Section 177.101 and Section 5.13 of the Land Development Regulations of Columbia County, Florida, which permits vacation in whole or in part of any recorded plat.

2. Petitioner requests the Commissioners to vacate and annul, in its entirety the entire plat of the subdivision and return the same to acreage. No roads, residential buildings or other improvements have been constructed within the bounds of the subdivision and the ownership rights or right of convenient access of no other persons will be in any way affected by the vacation and annulment of the plat of the subdivision.
3. Petitioner is the sole owner of each and every part and parcel of the subdivision and holds fee simple title thereto.
4. Petitioner has caused to be published in the *Lake City Reporter*, a newspaper of general circulation in Columbia County, Florida, a notice of intention to file this Petition on which has been published once a week for two (2) consecutive weeks on January 14, 2022, and January 21, 2022, as evidenced by proof of publication attached hereto as Exhibit "A".
5. Petitioner has paid or caused to be paid all state and county ad valorem taxes now due with respect to the subdivision as evidenced by certificate from the Tax Collector of Columbia County, Florida, attached hereto as Exhibit "B".
6. Petitioner represents to the Commissioners that it is in the best interests of the Petitioner, the general public and all government regulatory bodies that the subdivision be vacated and annulled in order to permit Petitioner to make further and better of the use of the lands located within the boundaries of the Subdivision.

WHEREFORE, Petitioner respectfully requests that the Commissioners grant the Petition and adopt an appropriate resolution vacating and annulling the plat of the Subdivision as here above described

DATED: the 17<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
Claudius F. Johns

  
\_\_\_\_\_  
Linda D. Johns



Christ Central Ministries

TIMUCUAN CROSSING

Area to Vacate  
A portion of Lot 1, Block A  
Timucuan Crossing S/D



THE LAKE CITY REPORTER  
Lake City, Columbia County, Florida

Legal Copy  
As Published

STATE OF FLORIDA,  
COUNTY OF: COLUMBIA COUNTY

Before the undersigned authority personally appeared Todd Wilson, who on oath says that he or she is Publisher of the Lake City Reporter, a newspaper published at Lake City in Columbia County, Florida; that the attached copy of advertisement, being a

Legal  
Notice of Intent  
to Vacate a Portion of a  
Subdivision  
in the matter of \_\_\_\_\_  
in the \_\_\_\_\_ Court, was published  
in said newspaper by print in the issues of  
January 14, 21, 2022

or by publication on the newspaper's website, if  
authorized, on January 14, 21, 2022

Affiant further says that the newspaper  
complies with all legal requirements for  
publication in chapter 50, Florida Statutes.

*[Signature]*

Sworn to and subscribed before me this 21 day of  
January, A.D. 2022 by Todd Wilson,  
who is personally known to me.

*[Signature]*  
(Signature of Notary Public)



KATHLEEN ARIOTTO  
Commission # GG 229945  
Expires August 20, 2022  
Bonded Thru Budget Notary Services

NOTICE OF INTENT TO VA-  
CATE A PORTION OF A SUB-  
DIVISION

Linda D. and Claudius F. Johns, owners of the real property described herein, pursuant to Florida Statutes section 177.101, gives notice of intent to petition the Board of County Commissioners to vacate a portion of Lot 1 Block A of "Timucuan Crossing" as per plat thereof recorded in Plat Book 6 Page 191 and 192 of the Public Records of Columbia County, Florida, said lands to be vacated from the subdivision being more particularly described as

PART OF LOT 1, BLOCK "A", "TIMUCUAN CROSSING", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF LOT 1, BLOCK "A", "TIMUCUAN CROSSING", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 53'08"E., ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 614.17 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE CONTINUE N.88 DEGREES 57'55"E., ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 36.97 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID LOT 1; THENCE S.28 DEGREES 53'20"W., ALONG THE WEST RIGHT-OF-WAY LINE OF SW DYAL AVENUE, A PUBLIC RIGHT-OF-WAY, 246.90 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1416, PAGE 1925 OF

THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.87 DEGREES 51'50"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1416, PAGE 1925, A DISTANCE OF 524.07 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N.02 DEGREES 05'07"W., 212.52 FEET TO THE POINT OF BEGINNING. CONTAINS 2.87 ACRES, MORE OR LESS.

670424  
January 14, 21, 2022



**Kyle Keen, Tax Collector**

Proudly Serving The People Of Columbia County

135 NE Hernando Ave, Suite 125

Lake City, Florida 32055-4006

www.columbiataxcollector.com

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
2021 REAL ESTATE**

Escrow: 104

Account #: R03208-208

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Skip The Trip! [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

- eCheck (Electronic payment from your checking account with no fee)
  - Credit Card (Fee added by payment processor - see website for fees)
- Print Your Receipt Instantly Online**

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JOHNS LINDA J  
JOHNS ECLAUDIUS F  
463 SW DYAL AVE  
LAKE CITY FL 32024-4518



27-4S-16 /0000 0 acres  
ALL OF LOTS 1 & 2 AND A PART OF  
LOTS 3 & 8 BLOCK A TIMUCUAN  
CROSSING S/D MORE FULLY DESC:  
BEG NE COR LOT 1, RUN SW 28 DEG  
See Tax Roll for extra legal.

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS	7.8150	22,165		22,165	1 3.22
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	22,165		22,165	6.58
LOCAL	3.6430	22,165		22,165	0.75
CAPITAL OUTLAY	1.5000	22,165		22,165	3.25
SUWANNEE RIVER WATER MGT DIST	0.3615	22,165		22,165	8.01
LAKE SHORE HOSPITAL AUTHORITY		22,165		22,165	

TOTAL MILLAGE

14.0675

TOTAL TAXES

\$31 1.81

**eBill**

Scan to view your  
bill or sign up to  
receive future bills  
by email.



[columbiataxcollector.com](http://columbiataxcollector.com)  
Click "Register for eBilling"

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
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FFIR FIRE ASSESSMENTS

Per Parcel

6 .78

TOTAL ASSESSMENTS

\$60 78

**COMBINED TAXES AND ASSESSMENTS**

\$372 59

IF POSTMARKED BY:  
PLEASE PAY ONLY  
ONE AMOUNT

Nov 30 2021

\$357.69

Dec 31 2021

\$361.41

Jan 31 2022

\$365.14

Feb 28 2022

\$368.86

Mar 31 2022

\$372.59

**Kyle Keen, Tax Collector**

Proudly Serving The People Of Columbia County

135 NE Hernando Ave, Suite 125

Lake City, Florida 32055-4006

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
2021 REAL ESTATE**Pay online at [www.columbiataxcollector.com](http://www.columbiataxcollector.com)**AMOUNT DUE**

I am paying the following amount (check only one box) based  
on the date paid online, in the office or postmarked:

- |   |          |
|---|----------|
| <input type="checkbox"/> Nov 30, 2021 (4% discount) | \$357.69 |
| <input type="checkbox"/> Dec 31, 2021 (3% discount) | \$361.41 |
| <input type="checkbox"/> Jan 31, 2022 (2% discount) | \$365.14 |
| <input type="checkbox"/> Feb 28, 2022 (1% discount) | \$368.86 |
| <input type="checkbox"/> Mar 31, 2022 (no discount) | \$372.59 |

Please Pay in U.S. Funds to Kyle Keen, Tax Collector  
135 NE Hernando Ave., Suite 125, Lake City, FL 32055

**DO NOT PAY****THIS IS AN INFORMATIONAL NOTICE ONLY**

YOUR ORIGINAL BILL HAS BEEN FORWARDED TO YOUR ESCROW AGENT FOR PAYMENT  
IF YOUR ACCOUNT IS NOT ESCROWED, PLEASE PAY FROM THIS NOTICE

14591.0000

D

Escrow: 104

27-4S-16 /0000 0 acres  
ALL OF LOTS 1 & 2 AND A PART OF  
LOTS 3 & 8 BLOCK A TIMUCUAN  
CROSSING S/D MORE FULLY DESC:  
BEG NE COR LOT 1, RUN SW 28 DEG  
See Tax Roll for extra legal.

JOHNS LINDA J  
JOHNS ECLAUDIUS F  
463 SW DYAL AVE  
LAKE CITY FL 32024

KYLE KEEN TAX COLLECTOR

Date: 01/13/2022 Time: 16:38:34

Location: 012

Clerk: LAS

Transaction 1201873

2021 REAL ESTATE

Account R03208-208

Receipt 1201873.0001	365.14
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TOTAL	365.14
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CONVENIENCE FEE	9.13
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TOTAL PAID	365.14
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TOTAL TENDERED	374.27
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CREDIT	374.27
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Paid By: johns linda



**RESOLUTION NO.**

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**A RESOLUTION VACATING, ABANDONING, RENOUNCING, DISCLAIMING AND  
DISCONTINUING ANY RIGHT OF THE COUNTY, TO A PORTION OF TIMUCUAN  
CROSSING, A SUBDIVISION**

**WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, deem it advisable and in the best interest of the County to vacate, abandon, discontinue, renounce and disclaim any right of the County to a portion of Timucuan Crossing, a subdivision recorded in ORB 371-702, 423-274 Public Records of Columbia County, Florida, consisting of 2.87 acres, parcel identification number, 26-4s-16-03189-002, part of Lot 1, Block "A", "Timucuan Crossing", a subdivision as per plat thereof recorded in plat book 6, pages 191 through 192 of the public records of Columbia County, Florida, more particularly described as follows:

**LEGAL DESCRIPTION:** BEGIN AT THE NW CORNER OF LOT 1, BLOCK "A", "TIMUCUAN CROSSING", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 53'08"E., ALONG THE NORTH LINE OF THE SE ¼ OF THE NE ¼ OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 614.17 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID SE ¼ OF THE NE ¼; THENCE CONTINUE N.88 DEGREES 57'55"E., ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 36.97 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF SAID LOT 1; THENCE S.28 DEGREES 53'20"W., ALONG THE WEST RIGHT-OF-WAY LINE OF SW DYAL AVENUE, A PUBLIC RIGHT-OF-WAY, 246.90 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1416, PAGE 1925 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.87 DEGREES 51'50"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1416, PAGE 1925, A DISTANCE OF 524.07 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N.02 DEGREES 05'07"W., 212.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.87 ACRES, MORE OR LESS.

**WHEREAS**, due and legal notice has been published in the *Lake City Reporter*, a newspaper of general circulation, Columbia County, Florida, of the public hearing on the intent of the **BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY FLORIDA**, to vacate, abandon, discontinue, renounce and disclaim the above described subdivision and that proof of the publication of said notice having been filed with the Board of County

Commissioners; and **WHEREAS**, a public hearing was held by the **BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, at its regular meeting on the 3<sup>rd</sup> day of March, 2022, and no lawful or proper objections were made to the abandonment of the subdivision by any person, firm or corporation; and,

**WHEREAS** the Board finds and determines that there is no reasonable or legal objection to the abandonment of said subdivision.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, that a copy of this Resolution be entered upon the minutes of the County Commissioners' Minute Book and the **BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA**, do hereby renounce and disclaim any right of the County and the public in and to the above-described abandoned subdivision.

**PASSED AND ADOPTED** in regular session on this 3<sup>rd</sup> day of March, 2022, Lake City, Columbia County, Florida.

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

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**Robby Hollingsworth, Chairman**

**ATTEST:**

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**James M. Swisher, Jr.**

**Clerk of Court**