



## 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: 2/12/2025 Meeting Date: 2/20/2025

Department: County Attorney

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

APPROVAL OF PROPOSED TERMS FOR DONATION - Lake Shore Hospital Authority donation to Columbia County

### 2. Recommended Motion/Action:

To approve terms of donation.  
To authorize full survey work on all donation properties.

### 3. Fiscal impact on current budget.

This item has no effect on the current budget.

**MEMORANDUM**

To: Board Agenda, February 20, 2025

From: Joel F. Foreman

Re: **APPROVAL OF PROPOSED TERMS FOR DONATION**  
**Lake Shore Hospital Authority donation of lands**

Date: February 12, 2025

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County staff and this office have met with representatives from the Lake Shore Hospital Authority and appeared before the Board of Trustees seeking donation of surplus properties from the Authority to the County. Particularly, two buildings that were not in service or not being fully utilized were identified by the County as potential office space for Court Administration while Florida Gateway College ("FGC") had also identified one of the buildings for its programs.

The Board of Trustees requested that the County and FGC confer with Authority staff to prepare a proposed distribution of surplus properties to each agency. Following that meeting this map was prepared by Authority staff:



Properties highlighted in pink are identified for donation to the County. The orange parcels have been identified for donation to FGC. The properties in yellow remain in the Authority's inventory and are not currently the subject of any donation.

The Board of Trustees has approved this plan, subject to certain restrictions which I find to be reasonable so long as the properties are being donated to the County. The conditions are:

1. The County shall pay all transactional costs to transfer the properties. This will include preparation of deeds, survey work, inspections, title work and all other associated costs.
2. The County shall guarantee that Court Administration be located at the Authority's current administration building at 259 NE Franklin Street. (This condition is intended to clear up any confusion about whether the County's administration would instead relocate to that site).
3. The County shall provide alternative office space at a nominal rent for the Authority's staff. This is necessary because Court Administration, for security purposes, cannot permit any other agency to collocate in the same building.
4. There shall be a 30-year reverter clause in any deed or deeds, such that if the County proposes to sell or donate the land or otherwise use it for a non-public purpose, it shall instead revert to the Authority or, if the Authority no longer exists, the Authority's successor in interest.

Again, none of these requirements seem objectionable so long as the property is being donated. The County will realize both practical and financial benefits from the acquisition of these properties that will more than offset the transactional costs and any opportunity cost incurred by renting space back to the Authority at a nominal rate.

Recommended motions:

1. To accept the conditions of donation set by the Board of Trustees.
2. To authorize full survey work on each of the donation properties.