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**COLUMBIA COUNTY, FLORIDA**

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**LAUREL LAKES STREET LIGHTING MSBU  
INITIAL ASSESSMENT RESOLUTION  
RESOLUTION NO. 2021R-17**

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**ADOPTED JULY 15, 2021**

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## **RESOLUTION NO. 2021R-17**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, RELATING TO THE PROVISION OF STREET LIGHTING SERVICES, FACILITIES, AND PROGRAMS THROUGHOUT THE LAUREL LAKES STREET LIGHTING MUNICIPAL SERVICE BENEFIT UNIT; ESTIMATING THE COST OF STREET LIGHTING SERVICES, FACILITIES, AND PROGRAMS TO BE ASSESSED FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITTED THEREBY; ESTABLISHING THE METHOD OF ASSESSING THE STREET LIGHTING SERVICE COST AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITTED THEREBY; DIRECTING THE COUNTY MANAGER TO PREPARE OR DIRECT THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED SERVICE ASSESSMENTS AND THE METHOD OF THEIR COLLECTION AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:**

### **ARTICLE I**

#### **DEFINITIONS AND CONSTRUCTION**

**SECTION 1.01. PURPOSE AND DEFINITIONS.** This resolution constitutes the Street Lighting Initial Assessment Resolution as defined in the Master Service Assessment Ordinance, as codified in Chapter 94, Article II of the Columbia County Code of Ordinances. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

**"Annual Service Component"** means the amount computed for each Tax Parcel pursuant to Section 2.04(A) hereof.

**"Dwelling Unit"** means a Building, or portion thereof, which is lawfully used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

**"Excluded Parcels"** means those Tax Parcels within the MSBU that are not improved with a Dwelling Unit on date of the adoption of the Final Assessment Resolution, and any areas located within the MSBU that are used for public purposes and do not receive a special benefit from the Street Lighting Services, including by way of example and not limitation, rights-of-way and utility easements.

**"Laurel Lakes Street Lighting Municipal Service Benefit Unit" or "MSBU"** means the areas within the "Benefit Unit," as defined in the Ordinance, and as more particularly described in Section 2.01 hereof, that receive the special benefit from the Street Lighting Services described in this Initial Assessment Resolution.

**"Lot"** means any of the numbered lots or parcels shown on any of the recorded plats within the MSBU on which a Single-Family Residential Unit has been constructed or sited in accordance with applicable laws and regulations.

**"Ordinance"** means the Master Service Assessment Ordinance, as codified in Chapter 94, Article II of the Columbia County Code of Ordinances.

**"Service Assessment Collection Cost"** means the estimated cost to be incurred by the County during any Fiscal Year in connection with the collection of Assessments.

**"Service Assessment Collection Cost Component"** means the amount computed for each Tax Parcel pursuant to Section 2.04(B) hereof.

**"Service Assessment Statutory Discount Amount"** means the amount computed for each Tax Parcel pursuant to Section 2.04(C) hereof.

**"Single-Family Residential Unit"** means a Building that contains a single Dwelling Unit.

**"Street Lighting Assessment" or "Assessment"** means an annual Service Assessment, as defined in the Ordinance, imposed against property located within the Laurel Lakes Street Lighting Municipal Service Benefit Unit to fund the Street Lighting Service Cost, computed in the manner described herein.

**"Street Lighting Assessment Roll"** means the Assessment Roll, as defined in the Ordinance, relating to the Street Lighting Service Cost for the provision of the street lighting services, facilities, and programs.

**"Street Lighting Service Cost"** means all or any portion of the Service Cost, as defined in the Ordinance, that is properly attributable to the provision of street lighting services, facilities, and programs within the MSBU under generally accepted accounting principles, including, without limiting the generality of the foregoing, installation of lights and related facilities, all electrical power and maintenance costs incurred by the County for the street lighting services, facilities, and programs within the MSBU, all administrative costs incurred by the County in establishing and administering the MSBU, a reasonable amount for contingency for anticipated costs and uncollectible assessments, and reimbursement to the County for any funds advanced for street lighting services, and interest of any interfund or intrafund loan for such purposes.

**"Tax Parcel"** means a parcel of property within the Laurel Lakes Street Lighting Municipal Service Benefit Unit to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

**SECTION 1.02. INTERPRETATION.** Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the

terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

**SECTION 1.03. GENERAL FINDINGS.** It is hereby ascertained, determined and declared that:

(A) Pursuant to Article VIII, Section 1 of the Florida Constitution, and sections 125.01 and 125.66, Florida Statutes, and other applicable provisions of law, the Board has all powers of local self-government to perform county functions and to render county services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of County ordinances.

(B) The Board has enacted the Ordinance to provide for the creation of Benefit Units and authorize the imposition of Street Lighting Assessments to fund the Street Lighting Service Cost to benefitted property located therein.

(C) The Assessments imposed pursuant to the procedures provided in the Ordinance and this Initial Assessment Resolution will be imposed by the Board. Any activity of the Property Appraiser or Tax Collector under the provisions of this Resolution shall be construed solely as ministerial.

(D) The street lighting services, facilities, and programs will provide a special benefit to all Tax Parcels located within the Laurel Lakes Street Lighting Municipal Service Benefit Unit, other than Excluded Parcels, by protecting and enhancing the value, use and enjoyment of such property. The provision of street lights, and the operation and maintenance of those lights will preserve or enhance the property values,

**APPENDIX A**  
**FORM OF NOTICE TO BE PUBLISHED**

To Be Published by August 12, 2021

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION  
OF STREET LIGHTING SPECIAL ASSESSMENTS**

Notice is hereby given that the Board of County Commissioners of Columbia County, Florida will conduct a public hearing to consider the imposition of street lighting special assessments for the provision of street lighting services, facilities, and programs for the Fiscal Year beginning October 1, 2021 and future fiscal years within the boundaries of the Laurel Lakes Street Lighting Municipal Service Benefit Unit ("MSBU"), which includes all lands shown on the map set forth below.

The hearing will be held at 5:30 p.m. on September 2, 2021, in the School Board Administration Complex Auditorium, 372 West Duval Street, Lake City, Florida, for the purpose of receiving public comment on the proposed assessments and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the County within 20 days of this notice. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County at (386)758-1005 or Telecommunications Device for the Deaf at (386) 758-2139, at least two (2) days prior to the date of the hearing.



The assessment for each parcel of property will be based the total number of improved Lots attributed to that parcel. The annual assessment will include each Tax Parcel's share of the service cost, plus administrative and collection costs. The maximum annual assessment is estimated to be \$118.53 per Lot.

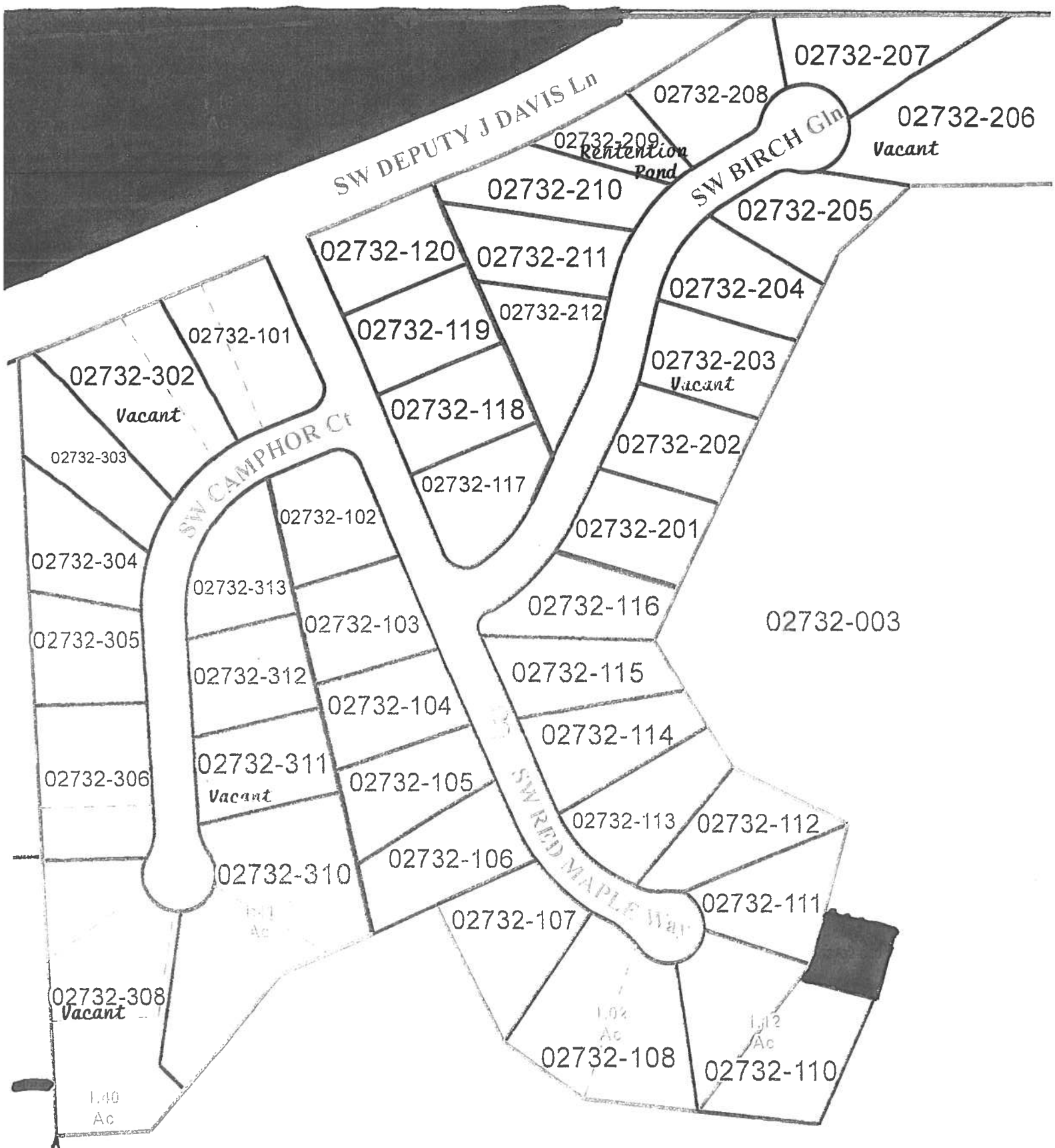
Copies of the Master Capital Project and Service Assessment Ordinance, the Initial Assessment Resolution and the preliminary Laurel Lakes Street Lighting Assessment Roll are available for inspection at the Office of the County Manager in the Columbia County Courthouse located at 135 N.E. Hernando Avenue, Lake City, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2021, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the Columbia County Tax Collector at (386)758-1080, Monday through Friday between 8:00 a.m. and 4:30 p.m.

[INSERT MAP OF THE COUNTY]

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



**APPENDIX B**

**FORM OF NOTICE TO BE MAILED**

**APPENDIX B  
FORM OF NOTICE TO BE MAILED**

**\* \* \* \* \* NOTICE TO PROPERTY OWNER \* \* \* \* \***

Columbia County  
[Address]  
[City], Florida [zip code]

<p>COLUMBIA COUNTY, FLORIDA NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STREET LIGHTING NON-AD VALOREM ASSESSMENTS NOTICE DATE AUGUST 12, 2021</p>
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Owner Name  
Address  
City, State Zip

Tax Parcel # \_\_\_\_\_  
Legal Description: \_\_\_\_\_

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As required by Section 197.3632, Florida Statutes, notice is given by Columbia County that an assessment for street lighting services, facilities, and programs may be levied on your property for the assessment period of October 1, 2021-September 30, 2022 and future fiscal years. The purpose of this assessment is to fund street lighting services within the Laurel Lakes Street Lighting Municipal Service Benefit Unit ("MSBU") within the unincorporated area of the County. The total street lighting assessment revenue to be collected within the MSBU is estimated to be \$4,148.59 for the fiscal year beginning October 1, 2021. The assessment for each parcel of property will be based upon the total number of improved Lots attributed to that parcel. The maximum annual assessment is estimated to be \$118.53 per Lot.

The total number of improved Lots on the above parcel is \_\_\_\_\_.

The annual street lighting assessment for the above parcel is \$\_\_\_\_\_ for the fiscal year beginning October 1, 2021 and future fiscal years.

A public hearing will be held at 5:30 p.m. on September 2, 2021, in the School Board Administration Complex Auditorium, 372 West Duval Street, Lake City, Florida for the purpose of receiving public comment on the proposed assessments. You and all other affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act,

persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County at (386)758-1005 or Telecommunications Device for the Deaf at (386) 758-2139, at least two (2) days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Capital Project and Service Assessment Ordinance, the Street Lighting Initial Assessment Resolution and the preliminary assessment roll are available for inspection at the Office of the County Manager in the Columbia County Courthouse located at 135 N.E. Hernando Avenue, Lake City, Florida, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November of each year the assessment is imposed. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the Columbia County Tax Collector at (386)758-1080, Monday through Friday between 8:00 a.m. and 4:30 p.m.

\* \* \* \* \* THIS IS NOT A BILL \* \* \* \* \*

**APPENDIX C**  
**ASSESSMENT ROLL**

## LAUREL LAKE – PHASE I

LOT NO.	PARCEL NO.	PROPERTY OWNER NAME	ADDRESS
1	02732-101	Joyce E. Grinnell	130 SW Red Maple Way Lake City, Florida 32024
2	02732-102	John R. & Dagbjorg H. Pinkney	178 SW Red Maple Way Lake City, FL. 32024
3	02732-103	Bryan B. Blair	208 SW Red Maple Way Lake City, FL. 32024
4	02732-104	(mailing) Alton C. & Patricia A. Phillips	15978 198 <sup>th</sup> Trail, O'Brien, FL. 32071 230 SW Red Maple Way Lake City, FL. 32025
5	02732-105	Harold Cornell & Cynthia Saults Boatright	248 SW Red Maple Way Lake City, FL. 32024
6	02732-106	Dorothy A. Craddick	268 SW Red Maple Way Lake City, FL. 32024
7	02732-107	Stephanie Harrington, Trustee Harrington Land Trust VII	24113 NW Old Bellamy Rd. High Springs, FL. 32643
8	02732-108	John-Paul Ledford	304 SW Red Maple Way
9	02732-108	" "	" "
	Lots 8&9 combined		
10	02732-110	Sylvia M. & Rudolf James Murray, Jr.	320 SW Red Maple Way Lake City, FL. 32024
11	02732-111	Craig W. & Sherry A. Williams	321 SW Red Maple Way Lake City, FL. 32024
12	02732-112	Michael J. Infantino	313 SW Red Maple Way Lake City, FL. 32024
13	02732-113	Confidential	
14	02732-114	George L. & Dixie L. McGaffick As co-trustees	257 SW Red Maple Way Lake City, FL. 32024
15	02732-115	Ronald II & Jessica Jan Natale	231 SW Red Maple Way Lake City, FL. 32024
16	02732-116	Deireece R. Caldwell	112 SW Birch Glen Lake City, FL. 32024
17	02732-117	Frank R. III & Allyson M. Moore	P.O. Box 1105 Lake City, FL. 32056-1105
18	02732-118	Fredrick L. & Dana B. Kingery	165 SW Red Maple Way
19	02732-119	Gregory S. & Nancy E. Rolfe	143 SW Red Maple Way Lake City, FL. 32024

20

02732-120

Frank Patterson

250 Westmoreland St  
Starke, FL. 32091 N  
121 Red Maple Way (parcel address)



## LAUREL LAKE PHASE 2

LOT NO.	PARCEL NO.	PROPERTY OWNER NAME	ADDRESS
1	02732-201	Nikolas Ryan & Carmen M. Kristian Ramirez	140 SW Birch Gln. Lake City, FL. 32024
2	02732-202	Michael Shaheen	164 SW Birch Gln. Lake City, FL. 32024
3	02732-203 (vacant)	Millenia Capital, Inc.	1474 SW Mandiba Dr. Lake City, FL. 32024 188 Birch Glen (parcel address)
4	02732-204	Phoenix Land Development & Property Management, Inc.	3624 NW Brown Rd. Lake City, FL. 32055 210 Birch Glen (parcel address)
5	02732-205	Kyle & Markie Hunter	236 SW Birch Glen Lake City, FL. 32024
6	02732-206 (vacant)	Ana N. Villar	1372 E. Vine St. Kissimmee, FL. 34744 268 Birch Glen (parcel address)
7	02732-207	Josephine Vicente	269 SW Birch Glen Lake City, FL. 32024
8	02732-208	Michael Ferrell	P.O. Box 836 Lake City, FL. 32056-0836 247 Birch Glen (parcel address)
9	02732-209	Laurel Lake Homeowners Association (retention pond) Did not include in totals	P.O. Box 2131 Lake City, FL. 32056 231 Birch Glen (parcel address)
10	02732-210	Kip M. & Margaret Elizabeth Maranto	221 SW Birch Glen Lake City, FL. 32024
11	02732-211	Antonio J. Pierce	205 SW Birch Glen Lake City, FL. 32024
12	02732-212	Phoenix Land Development & Property Management, Inc.	3624 NW Brown Rd. Lake City, FL. 32055 175 SW Birch Glen (Parcel address)

## LAUREL LAKE PHASE 3

LOT NO.	PARCEL NO.	PROPERTY OWNER NAME	ADDRESS
2	02732-302 (vacant)	Byron & Rebecca Ogburn	158 SW Camphor Court Lake City, FL. 32024 141 SW Camphor Court (parcel address)
3	02732-303	Byron & Rebecca Ogburn	158 SW Camphor Court Lake City, FL. 32024
4	02732-304	Nanette Metzger & Dayana Da Silva, JTWS	172 SW Camphor Court Lake City, FL. 32024
5	02732-305	Stephanie Harrington, Trustee Harrington Land Trust II	24113 NW Old Bellamy Rd. High Springs, FL. 32643 190 SW Camphor Ct. (parcel address)
6	02732-306	Phillip Douglas & Ashlee M. Hearne	241 SW Camphor Ct. Lake City, FL. 32024
7	02732-306	Lots 6 & 7 combined	
8	02732-308 (vacant)	Wilma J. & Joseph E. Anderson	250 SW Camphor Ct. (parcel address)
9	02732-310	Daniel Raymond Farrell	247 SW Camphor Court Lake City, FL. 32024
10	9&10 lots combined		
11	02732-311 (vacant)	Alton C. & Patricia A. Phillips	230 SW Red Maple Way Lake City, FL. 32024 221 SW Camphor Ct. (parcel address)
12	02732-312	Jorge L. Martinez	199 SW Camphor Court Lake City, FL. 32024
13	02732-313	Alexander Thomas Gilmer & Breonna Bristow	159 SW Camphor Court Lake City, FL. 32024

TOTAL: 11 parcels (6 parcels less vacant lots & counted 1 lot for combined Lots 9&10)

TOTAL PARCELS IN PHASES 1,2 &3: 41 (33 lots less vacant, combined lots and retention)

TOTAL CONFIRMED YES: 20 (parcel 02732210 Rhonda & Sherman Stanley sold to DMAC of Lake City, Inc.)

**APPENDIX C**  
**ASSESSMENT ROLL**  
**[TO COME]**