

ORDINANCE NO. 2026-2385

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO**
2 **PETITION NO. ANX 26-06, SUBMITTED BY RMC 47 & 242A, LLC,**
3 **RELATING TO VOLUNTARY ANNEXATION; ANNEXING CERTAIN REAL**
4 **PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS**
5 **REASONABLY COMPACT, INTO THE BOUNDARIES OF THE CITY OF LAKE**
6 **CITY, FLORIDA; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT**
7 **THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN**
8 **CONFLICT; PROVIDING AN EFFECTIVE DATE.**

9 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
10 of Lake City, Florida, (the "City Council"), to annex real property into the corporate boundaries of
11 the City of Lake City, Florida, (the "City"); and

12 **WHEREAS**, Sections 171.011 through 171.094, Florida Statutes, as amended, the Municipal
13 Annexation or Contraction Act, empowers the City Council to annex real property into the
14 corporate boundaries of the City, pursuant to a petition voluntarily filed by the owner of certain
15 real property; and

16 **WHEREAS**, the Interlocal Service Boundary Agreement (the "ISBA") between the Board of County
17 Commissioners of Columbia County, Florida, (the "County"), adopted by Columbia County
18 Ordinance No. 2025-23; and the City, adopted by City of Lake City Ordinance No. 2026-2345
19 permits property within the area defined by the ISBA to be annexed into the City; and

20 **WHEREAS**, RMC 47 & 242A, LLC, the owners of certain real property more particularly described
21 herein below (the "Real Property"), said Real Property commonly identified by 2026 tax parcel
22 number 08563-003, has petitioned that the same be voluntarily annexed and incorporated into
23 the boundaries of the City; now therefore

24 **BE IT ENACTED** by the people of the City of Lake City, Florida:

- 25 1. Pursuant to a petition, ANX 26-06, by RMC 47 & 242A, LLC, the owner of the Real Property,
26 said Real Property being depicted on Schedule A: Location Map, attached hereto and
27 incorporated as part of this ordinance, and being reasonably compact, has petitioned the
28 City to have said Real Property annexed into the City.
- 29 2. The Real Property is more particularly described as follows:

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 2908, AND BOOK 1389, PAGE 2629, CONSISTING OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 809, PAGE 2414, AND BOOK 856, PAGE 109 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, THENCE SOUTH 01°34'07" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "CHW, INC LB 5075" AND THE POINT OF BEGINNING; THENCE SOUTH 01°34'07" EAST, ALONG SAID EAST LINE A DISTANCE OF 914.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 996, PAGE 2908, AND THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE SOUTH 01°37'17" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 360.53 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAPS OF STATE ROAD NO.47 (SECTION 29020-2501), SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 465.88 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°19'34" WEST, 72.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°55'03", AN ARC LENGTH OF 72.51 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 01°37'17" WEST, A DISTANCE OF 354.74 FEET TO THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE NORTH 01°34'07" WEST, A DISTANCE OF 125.05 FEET; THENCE NORTH 89°54'21" WEST, A DISTANCE OF 217.26 FEET; THENCE SOUTH 01°28'24" EAST, A DISTANCE OF 3.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 141.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°33'03" WEST, 137.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°02'53", AN ARC LENGTH OF 143.36 FEET TO THE END OF SAID CURVE, ALSO BEING THE NORTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629, AND THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID

OFFICIAL RECORDS BOOK 996, PAGE 2908; THENCE SOUTH 59°03'00" WEST, A DISTANCE OF 96.00 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE RELOCATION OF COUNTY ROAD NO. 242; THENCE NORTH 30°48'37" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 57.70 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1389, PAGE 2629; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 31°18'47" WEST, A DISTANCE OF 51.36 FEET; (2) NORTH 59°01'16" EAST, A DISTANCE OF 9.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 446.19 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°31'47" WEST, 179.97 FEET; (3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°16'13", AN ARC LENGTH OF 181.22 FEET TO THE END OF SAID CURVE; (4) NORTH 54°07'52" WEST, A DISTANCE OF 97.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.81 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 19°36'05" WEST, 37.34 FEET; (5) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°21'19", AN ARC LENGTH OF 39.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.47 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS OF STATE ROAD NO. 47 (SECTION 29020-2501), AND TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,030.28 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 09°49'57" EAST, 563.68 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°40'24", AN ARC LENGTH OF 564.50 FEET TO THE END OF SAID CURVE; (2) NORTH 04°23'17" EAST, A DISTANCE OF 76.36 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PINE KNOLL, AND A 5/8" IRON ROD AND CAP STAMPED "CHW, INC LB 5075"; HENCE NORTH 89°13'50" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 572.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 12.60 ACRES, MORE OR LESS.

3. The City Council finds the petition bears the signatures of all owners of said Real Property in the area proposed to be annexed.
4. The City Council finds said Real Property meets the criteria established by Chapter 171, Florida Statutes, as amended, and said ISBA between the County, and the City, and should

be annexed to the boundaries of the City.

5. Said Real Property is hereby annexed to the boundaries of the City, and in every way is a part of the City.

6. The boundaries of the City are hereby redefined to include said Real Property.

7. Annexation. Said Real Property shall continue to be classified as follows: COMMERCIAL, under the land use classifications as designated on the Future Land Use Plan Map of the Columbia County Comprehensive Plan and classified as COMMERCIAL, INTENSIVE (CI) under the zoning districts as designated on the Official Zoning Atlas of the Columbia County Land Development Regulations until otherwise changed or amended by appropriate ordinance of the City.

8. Effective January 1, 2027, all real property lying within the boundaries of the City, as hereby redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject to all general and special assessments.

9. All persons who have been lawfully engaged in any occupation, business, trade or profession, within the area, described in Section 1 above, upon the effective date of this Ordinance under a valid license or permit issued by the County and all other necessary state or federal regulatory agencies, may continue such occupation, business, trade or profession within the entire boundaries of the City, as herein defined, upon securing a valid occupational license from the City, which shall be issued upon payment of the appropriate fee, without the necessity of taking or passing any additional examination or test which otherwise is required relating to the qualification of such occupations, businesses, trades or professions.

10. The City Clerk is hereby directed to file, within seven (7) days following the effective date of this ordinance, a certified copy of this ordinance with the following:

- a) Florida Department of State, Tallahassee, Florida;
- b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- c) Clerk of the Circuit Court of Columbia County, Florida;
- d) Chief Administrative Officer of Columbia County, Florida;
- e) Property Appraiser of Columbia County, Florida;
- f) Tax Collector of Columbia County, Florida; and
- g) All public utilities authorized to conduct business within the city.

11. Severability. It is the declared intent of the City Council that if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

12. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

13. Effective Date. This ordinance shall be effective on the date of final adoption by the City Council.

APPROVED, UPON FIRST READING, by the City Council, at a regular meeting, on the _____ day of _____ 2026.

PUBLICLY NOTICED, in a newspaper of general circulation in the city, by the City Clerk of the City on the 10th of September 2026 and 17th of September 2026.

APPROVED AND ADOPTED UPON SECOND READING, by an affirmative vote of a majority of a quorum present of the City Council, at a regular meeting this ____ day of _____ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Schedule A: Location Map

