

## ORDINANCE NO. 2025-2307

### CITY OF LAKE CITY, FLORIDA

1           AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO  
2           PETITION NO. ANX 25-03, SUBMITTED BY SEACOAST NATIONAL BANK  
3           F/K/A DRUMMOND NATIONAL BANK RELATING TO VOLUNTARY  
4           ANNEXATION; ANNEXING CERTAIN REAL PROPERTY LOCATED IN  
5           COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND  
6           CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY,  
7           FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA;  
8           MAKING CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF;  
9           PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT;  
10          AND PROVIDING AN EFFECTIVE DATE.

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

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

18       **WHEREAS**, Seacoast National Bank f/k/a Drummond National Bank, the owner of certain real  
19       property more particularly described herein below (the "Real Property"), has petitioned that the  
20       same be voluntarily annexed and incorporated into the boundaries of the City; now therefore

21       **BE IT ORDAINED** by the people of the City of Lake City, Florida, as follows:

- 22       1. Pursuant to a petition, ANX 25-03, by Seacoast National Bank f/k/a Drummond National  
23       Bank, the owner of the Real Property, said Real Property being depicted on Schedule A:  
24       Location Map, attached hereto and incorporated as part of this ordinance, which Real  
25       Property is contiguous to the existing boundaries of the City and is reasonably compact, has  
26       petitioned the City to have said Real Property annexed into the City.

27               **A parcel of land lying in Section 34, Township 3 South, Range 16 East,**  
28               **Columbia County, Florida. Being more particularly described as follows:**

Commence at the Southeast corner of said Section 34; thence South 88°55'37" West 1,227.60 feet, along the South line of said Section 34 to the Easterly right-of-way of County Road 252B (SW Callahan Avenue); thence North 03°37'44" East 99.54 feet, along the Easterly right-of-way of said County Road 252B (SW Callahan Avenue); thence North 03°52'43" East 228.72 feet, along the Easterly right-of-way of said County Road 252B (SW Callahan Avenue) to a point of curve; thence Northerly along said Easterly right-of-way along the arc of said curve concave to the east having a radius of 2,824.79 feet, a central angle of 06°24'00", a chord bearing and distance of North 06°18'54" East 315.36 feet, an arc distance of 315.53 feet to the Point of Beginning; thence continue along said Easterly right-of-way along the arc of said curve concave to the East having a radius of 2,824.79 feet, a central angle of 05°08'32", a chord bearing and distance of North 12°05'10" East 253.43 feet, an arc distance of 253.51 feet; thence North 15°25'23" East 182.88 feet, along the Easterly right-of-way of said County Road 252B (SW Callahan Avenue); thence North 60°08'26" East 28.31 feet, along the Easterly right-of-way of said County Road 252B (SW Callahan Avenue) to the Southerly right-of-way of U.S. Highway 90 and a point on a curve; thence Easterly along said Southerly right-of-way along the arc of said curve concave to the northeast having a radius of 7,689.44 feet, a central angle of 01°18'14", a chord bearing and distance of South 76°05'55" East 175.00 feet, an arc distance of 175.00 feet; thence South 15°25'23" West 460.65 feet; thence North 74°34'37" West 180.11 feet to the Point of Beginning.

Containing 2.01 acres, more or less.

2. The City Council finds the petition bears the signatures of all owners of the Real Property in the area proposed to be annexed.
3. The City Council finds the Real Property is presently contiguous to the boundaries of the City, meets the criteria established by Chapter 171, Florida Statutes, as amended, and should be annexed to the boundaries of the City.
4. The Real Property is hereby annexed to the boundaries of the City, and in every way is a part of the City.
5. The boundaries of the City are hereby redefined to include the Real Property.

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- 63 6. Annexation. The Real Property shall continue to be classified as follows: HIGHWAY  
64 INTERCHANGE under the land use classifications as designated on the Future Land Use Plan  
65 Map of the Columbia County Comprehensive Plan and classified as COMMERCIAL, HIGHWAY  
66 INTERCHANGE (CHI) under the zoning districts as designated on the Official Zoning Atlas of the  
67 Columbia County Land Development Regulations until otherwise changed or amended by  
68 appropriate ordinance of the City.
- 69 7. Effective January 1, 2026, all real property lying within the boundaries of the City, as hereby  
70 redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject  
71 to all general and special assessments.
- 72 8. All persons who have been lawfully engaged in any occupation, business, trade or profession,  
73 within the area, described in Section 1 above, upon the effective date of this ordinance under  
74 a valid license or permit issued by the County and all other necessary state or federal  
75 regulatory agencies, may continue such occupation, business, trade or profession within the  
76 entire boundaries of the City, as herein defined, upon securing a valid occupational license  
77 from the City, which shall be issued upon payment of the appropriate fee, without the  
78 necessity of taking or passing any additional examination or test which otherwise is required  
79 relating to the qualification of such occupations, businesses, trades or professions.
- 80 9. The City Clerk is hereby directed to file, within seven (7) days following the effective date of  
81 this ordinance, a certified copy of this ordinance with the following:
- 82 a) Florida Department of State, Tallahassee, Florida;  
83 b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;  
84 c) Clerk of the Circuit Court of Columbia County;  
85 d) Chief Administrative Officer of Columbia County;  
86 e) Property Appraiser of Columbia County;  
87 f) Tax Collector of Columbia County; and  
88 g) All public utilities authorized to conduct business within the City.
- 89 10. Severability. It is the declared intent of the City Council that if any section, sentence, clause,  
90 phrase, or provision of this ordinance is for any reason held or declared to be  
91 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such  
92 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this  
93 Ordinance and the remainder of this Ordinance, after the exclusion of such part or parts,  
94 shall be deemed to be valid.

- 95 11. Conflict. All ordinances and resolutions, or parts of ordinances and resolutions in conflict  
96 with this Ordinance are, to the extent they conflict with this Ordinance, repealed.
- 97 12. Effective Date. This Ordinance shall be effective on the date of final adoption by the City  
98 Council of the City of Lake City, Florida.

APPROVED, UPON FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the 21<sup>st</sup> day of April, 2025.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the \_\_\_\_ day of \_\_\_\_\_, 2025, and on the \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED AND ADOPTED UPON SECOND READING, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, at a regular meeting this \_\_\_\_ day of May, 2025.

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

