

Exhibit "1"

Re: Ord# 2024-2280

Staff Exhibits

4/15/2024 mtg.

## **Schedule of ADS, Letter to BOCC, and Adoption**

- **Letter to BOCC March 15**
- **Notice sent to LCR by March 25 for publication on March 28 and April 4 for display ad.**
- **Notice sent to LCR by April 22 for publication on April 25.**
- **First reading of ordinance on April 15.**
- **Second reading of ordinance on May 6.**



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**PETITION OF OWNER TO VOLUNTARILY ANNEX  
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s): Victory Land Holdings, LLC

Whose mailing address is: 2008 Ohio Ave. N, Live Oak, FL 32060

Hereby petition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1503, Pages 1961, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial use and is zoned C1 Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

growthmanagement@lcfla.com

WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and annex the Real Property into the City.

DATED this 7 day of Feb, 20 24

Signed, sealed and delivered in the presence of:

\*Note: Name must appear as on deed. Attach corporate seal if required\*

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

John Kyle McLeod; Victory Land Holding

(Owner) Printed Name

(Owner) Signature

Kevin Greene; Victory Land Holdings

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF Florida

COUNTY OF Suwannee

I HEREBY CERTIFY that on this day, 2/7/24, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 7th day of February, 20 24

(Notary Seal or Stamp)



Wendy Mireles, Notary Public, State of Florida

Personally Known OR Produced Identification Type of Identification Produced



**DEPARTMENT OF GROWTH MANAGEMENT**

205 North Marion Avenue

Lake City, FL 32055

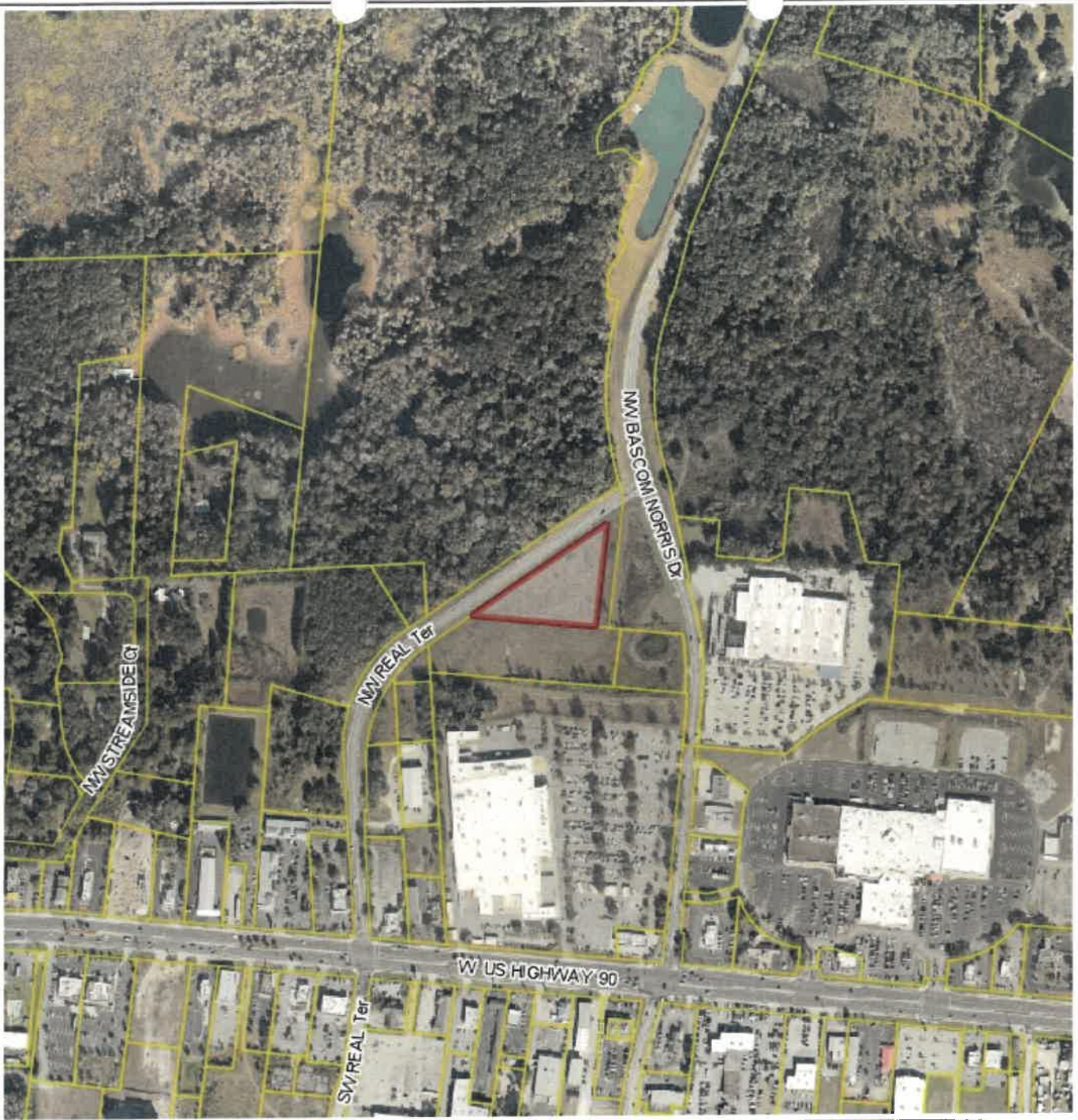
Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

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**ITEMS NEEDED FOR ANNEXATION**

- ✓ 1. Application (completely filled out, signed and notarized)
- ✓ 2. Copy of Warranty Deed
- ✓ 3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
- ✓ 4. Three (3) copies of Boundary Survey.
- ✓ 5. Legal Description electronically provided or on a CD in Word Format.



**Columbia County Property Appraiser** Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 35-3S-16-02519-002 (46537)** | VACANT COMMERCIAL (1000) | 2.32 AC  
 COMM AT NW COR OF NE 1/4 OF SE 1/4, E 522.94 FT, S 330.93 FT TO SRTH'LY R/W LINE OF NW READ TER, N 56 DEG E 214.39 FT TO POB, N 56 DEG E 646.75 FT, S

**VICTORY LAND HOLDINGS LLC**  
 Owner: 2008 OHIO AVE N  
 LIVE OAK, FL 32060  
 Site: 465 NW REAL TER, LAKE CITY  
 Sales Info: 12/1/2023 \$1,000,000 V(Q)

		2024 Working Values		
Mkt Lnd	\$303,177	Appraised	\$303,177	
Ag Lnd	\$0	Assessed	\$303,177	
Bldg	\$0	Exempt	\$0	
XFOB	\$0			
Just	\$303,177	Total Taxable	county:\$303,177	
			city:\$0	
			other:\$0	
			school:\$303,177	

**NOTES:**

Columbia County, FL



This information, updated: 3/7/2024, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)

Prepared by and return to:

TJ Brinson  
Brinson & McLeod Title and Closing Services, LLC  
118 Parshley Street Southwest  
Live Oak, FL 32064  
(386) 330-0125  
File No 23-606

Parcel Identification No 35-3S-16-02519-000

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15<sup>th</sup> day of December, 2023 between Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust dated October 7, 1994, whose post office address is P.O. Box 16, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Victory Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is 2008 Ohio Avenue North, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Parcel 1

A portion of land being situate in Section 35, Township 3 South, Range 16 East, Columbia County, Florida, described as follows:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; AND RUN THENCE N.86°55'26"E ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S.03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE AND THE POINT OF BEGINNING; THENCE S.02°38'19"E 101.03 FEET TO AN IRON ROD AND CAP MARKED LB3624; THENCE S.84°43'25"E, 1022.54 FEET TO A SET IRON ROD AND CAP ON THE WEST RIGHT-OF- WAY LINE OF NW BASCOM NORRIS ROAD SAID POINT BEING ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 956.45 FEET AN INCLUDED ANGLE OF 14°05'14" AND A CHORD BEARING AND DISTANCE OF N.01°43'49"W, 234.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 235.16 FEET; THENCE N.84°31'37"W, 294.47 FEET TO AN IRON ROD LABELED LB7042; THENCE CONTINUE N.84°31'37"W., 547.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF NW REAL TERRACE; THENCE N.56°01'50"E., ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.86°55'26"E., ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519) THENCE S.03°31'54"E 330.93 FEET TO THE SOUTHERLY RIGHT-OF- WAY LINE OF NW REAL TERRACE; THENCE N.56°01'50"E, ALONG SAID RIGHT-OF-WAY, 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N,56°01'50"E., ALONG SAID RIGHT-OF-WAY LINE, 646,75 FEET; THENCE S.06°35'36"W, 410.96 FEET; THENCE N.84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING,

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 16, Lake City, FL 32056.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and

limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristi L. Ditter

WITNESS

PRINT NAME: Kristi L. Ditter

Overflow Land Trust dated October 7, 1994

By: Richard C. Cole  
Richard C. Cole, Trustee

Lesa Hicks

WITNESS

PRINT NAME: Lesa Hicks

By: Janice C. Bates  
Janice C. Bates, Trustee

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 1st day of December, 2023, by Richard C. Cole and Janice C. Bates, Trustees of Overflow Land Trust dated October 7, 1994.

Vera Lisa Hicks

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
VICTORY LAND HOLDINGS LLC

### Filing Information

<b>Document Number</b>	L16000066624
<b>FEI/EIN Number</b>	81-2441842
<b>Date Filed</b>	04/04/2016
<b>Effective Date</b>	03/28/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2008 OHIO AVE N  
LIVE OAK, FL 32064

Changed: 10/25/2016

### Mailing Address

2008 OHIO AVE N  
LIVE OAK, FL 32064

Changed: 10/25/2016

### Registered Agent Name & Address

GREENE, KEVIN B  
2008 n ohio ave  
LIVE OAK, FL 32064

Address Changed: 02/21/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

GREENE, KEVIN B  
2008 OHIO AVE N  
LIVE OAK, FL 32064

Title AMBR

MCLEOD, JOHN K  
2008 OHIO AVE N  
LIVE OAK, FL 32064

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	01/08/2021
2022	02/01/2022
2023	01/27/2023

**Document Images**

<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



PARCEL: 35-3S-16-02519-000

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N86°55'26"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE N56°01'50"E, ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S06°35'36"W, 410.96 FEET; THENCE N84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference:

Ordinance 2024-2280- Annexation of real property within Columbia County.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, FL.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No estimated direct impact of the proposed ordinance on private, for profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero

4. Additional information the governing body deems useful (if any):

*City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by posting on the City website.*

*The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).*

NOTICE OF ENACTMENT OF ANNEXATION ORDINANCE  
BY THE CITY COUNCIL OF THE  
CITY OF LAKE CITY, FLORIDA

NOTICE IS HEREBY GIVEN that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, at a public hearing to be held on February 20, 2024 at 6:00 p.m., as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing, all interested parties may appear and be heard with respect to the petition and the ordinance adopting the petition. Copies of the petition and the ordinance adopting the petition are available for public inspection by contacting the Office of the City Clerk at [clerk@lcfla.com](mailto:clerk@lcfla.com) or 386.719.5826. The title of said ordinance reads, as follows:

ORDINANCE NO. 2024-2280

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Members of the public may also view the meeting on our YouTube channel at:  
<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>.

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than noon on the day of the meeting.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager at 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).



## Angelo, Robert

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**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Monday, March 25, 2024 12:01 PM  
**To:** Angelo, Robert  
**Subject:** RE: 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

Confirmed!

Thank you  
Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025  
Serving 4 counties in North Florida

---

### Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Monday, March 25, 2024 12:00 PM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

Looks good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Monday, March 25, 2024 11:44 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

Proof attached for approval to print 3/28 & 4/4. 3x14 Total cost for both pubs is 1282.26

Thank you  
Kym Harrison • 386-754-0401  
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

## Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Sent:** Monday, March 25, 2024 11:20 AM  
**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Subject:** Display Ad for Annexation ANX 21-02

Kym,

To be published as a nonlegal advertisement, no less than two columns wide, with the title - **NOTICE OF VOLUNTARY ANNEXATION** - at least 18 point in size, in the Lake City Reporter on **March 28, 2024** and **April 4, 2024**.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820

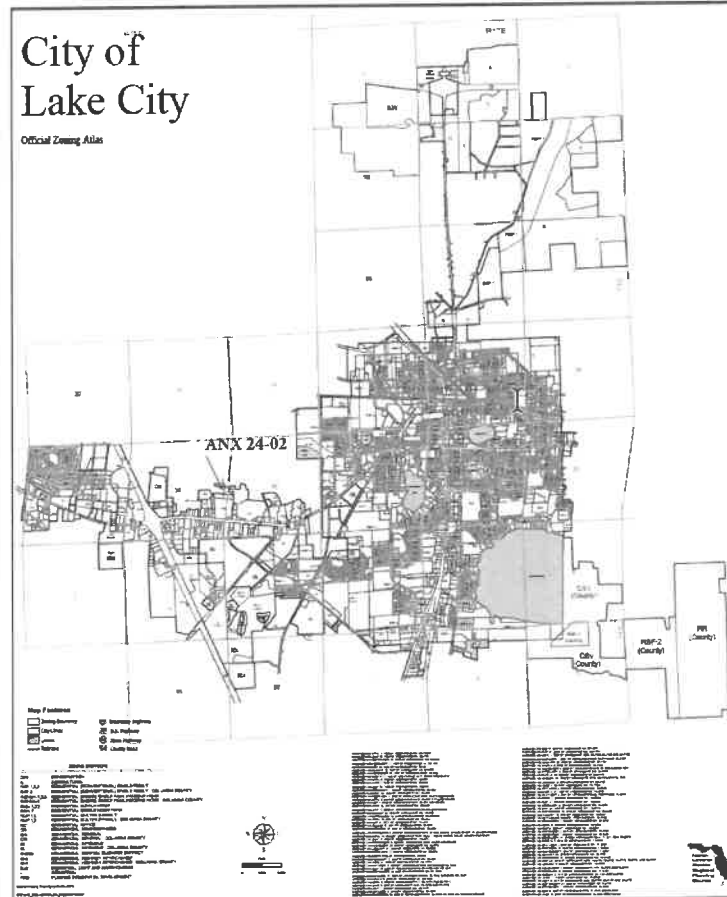


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# NOTICE OF VOLUNTARY ANNEXATION

NOTICE HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on April 15, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2280, Petition No. ANX 24-02, by Victory Land Holdings, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 2.32 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 2023-2280  
AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>.

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than noon on the day of the meeting.

Copies of the petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at [clerk@lcfla.com](mailto:clerk@lcfla.com) or by calling 386.719.5826.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

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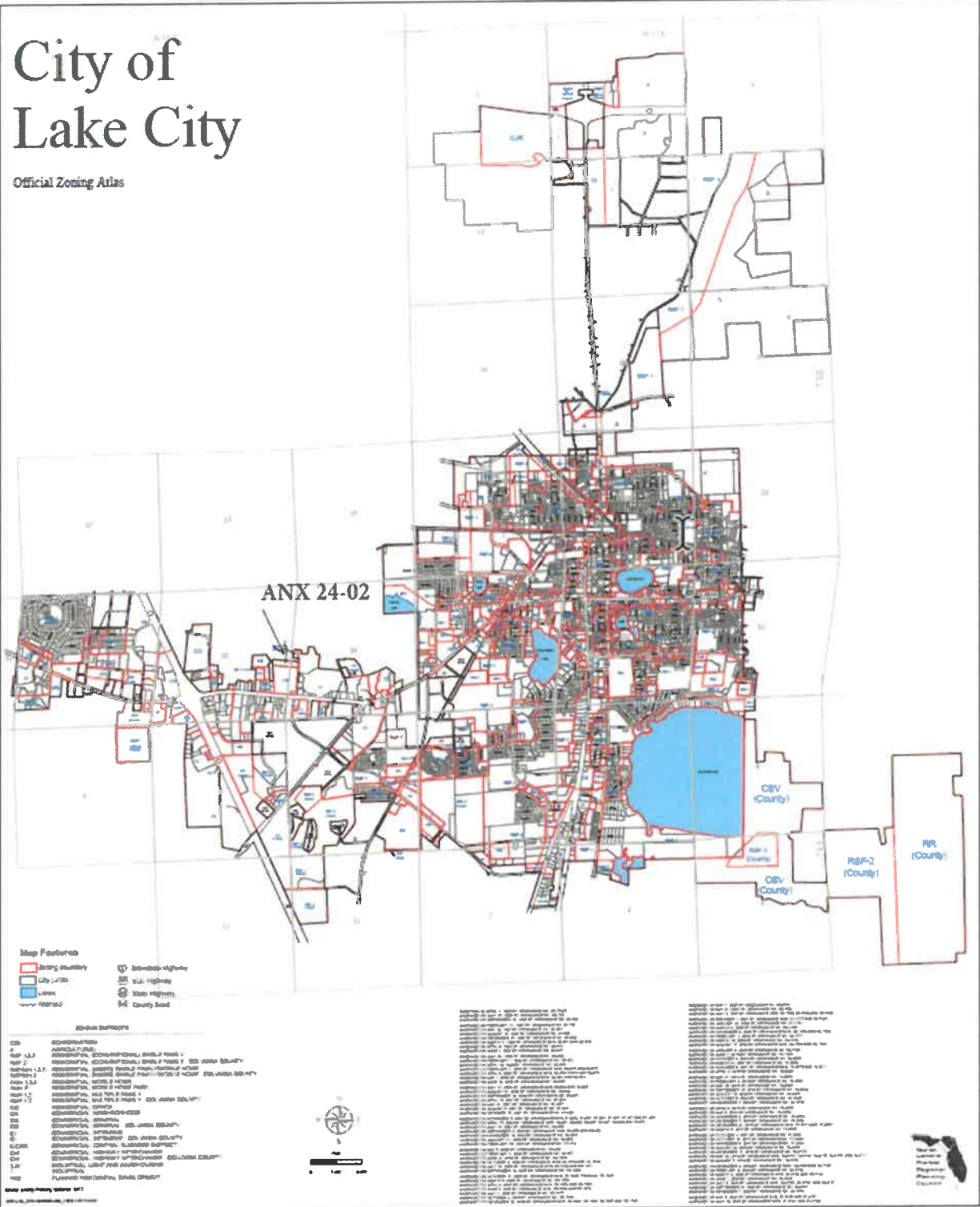
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# City of Lake City

Official Zoning Atlas



ANX 24-02

- Map Features**
- Zoning boundary
  - City limits
  - Water
  - Interstate highway
  - U.S. Highway
  - State Highway
  - County Road

**Zoning Districts**

CD	COMMERCIAL
CD-1	COMMERCIAL GENERAL
CD-2	COMMERCIAL GENERAL
CD-3	COMMERCIAL GENERAL
CD-4	COMMERCIAL GENERAL
CD-5	COMMERCIAL GENERAL
CD-6	COMMERCIAL GENERAL
CD-7	COMMERCIAL GENERAL
CD-8	COMMERCIAL GENERAL
CD-9	COMMERCIAL GENERAL
CD-10	COMMERCIAL GENERAL
CD-11	COMMERCIAL GENERAL
CD-12	COMMERCIAL GENERAL
CD-13	COMMERCIAL GENERAL
CD-14	COMMERCIAL GENERAL
CD-15	COMMERCIAL GENERAL
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CD-46	COMMERCIAL GENERAL
CD-47	COMMERCIAL GENERAL
CD-48	COMMERCIAL GENERAL
CD-49	COMMERCIAL GENERAL
CD-50	COMMERCIAL GENERAL



The title of said ordinance reads, as follows:

ORDINANCE NO. 2023-2280

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>.

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than noon on the day of the meeting.

Copies of the petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at [clerk@lcfla.com](mailto:clerk@lcfla.com) or by calling 386.719.5826.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact Joyce Bruner, Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

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 Return Receipt (electronic) \$ .00  
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 Adult Signature Required \$ .00  
 Adult Signature Restricted Delivery \$ .00



Postage \$ .64

Total Postage and Fees \$ 8.69

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Street and Apt. No., or PO Box No. 135 NE Hernando Ave. Suite 203  
City, State, ZIP+4® Lake City, FL 32055



March 15, 2024

Board of County Commissioners  
Columbia County, FL  
135 NE Hernando Avenue, Suite 203  
Lake City, FL 32055

RE: Petition No. ANX 24-02 (Victory Land Holding, LLC)

Letter for Notice of Voluntary Annexation  
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo  
Planning and Zoning Tech  
City of Lake City





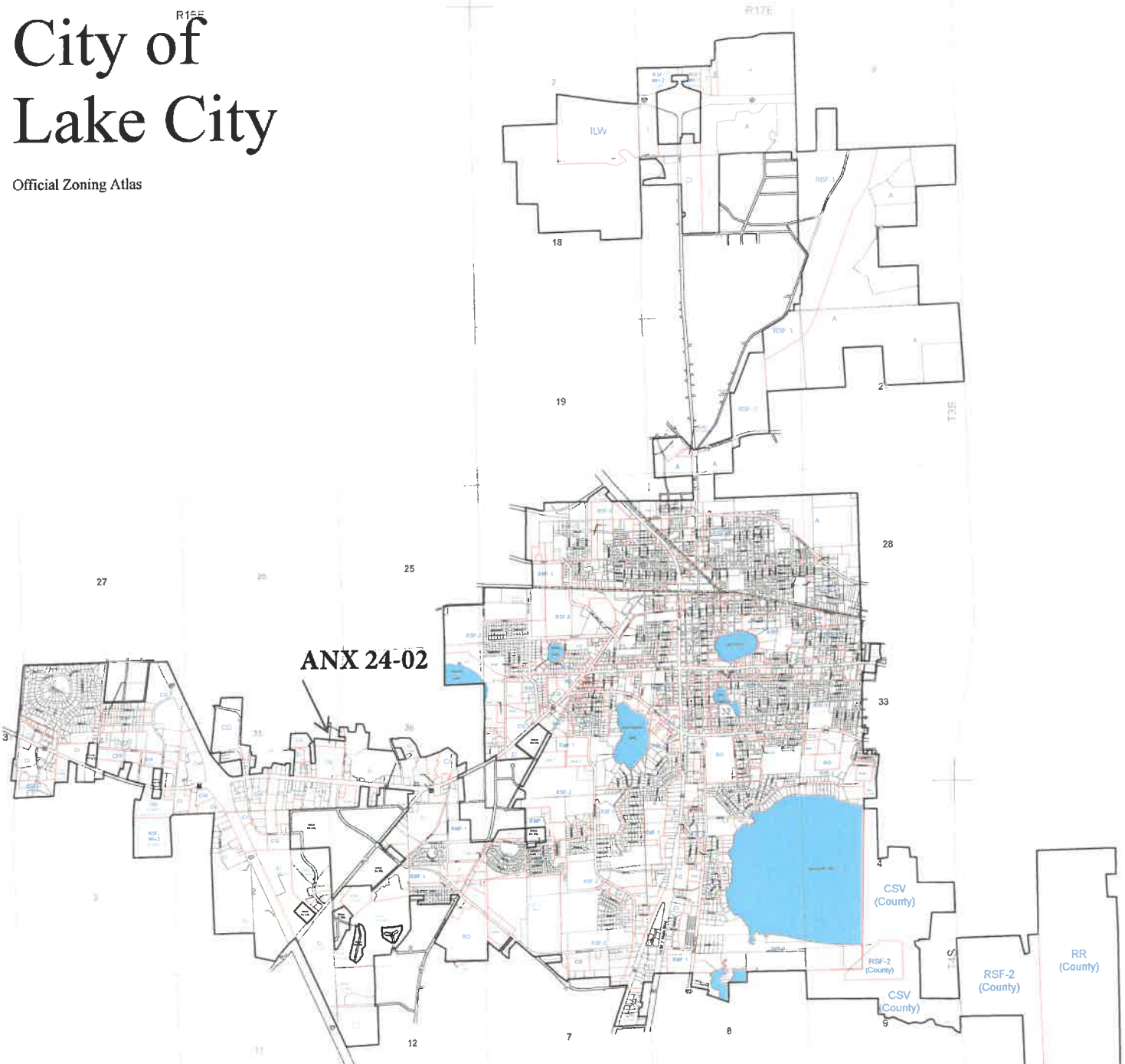
## **NOTICE OF VOLUNTARY ANNEXATION**

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on April 15, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2280, Petition No. ANX 24-02, by Victory Land Holding, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 2.32 acres, more or less.

# City of Lake City

Official Zoning Atlas



- Map Features**
- Zoning Boundary
  - City Limits
  - Lakes
  - Railroad
  - Interstate Highway
  - U.S. Highway
  - State Highway
  - County Road

**ZONING DISTRICTS**

CSV	CONSERVATION
A	AGRICULTURAL
RSF-1,2,3	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
RSF-2	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSFAMH-1,2,3	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME
RSFAMH-2	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RMH-1,2,3	RESIDENTIAL, MOBILE HOME
RMH-P	RESIDENTIAL, MOBILE HOME PARK
RMF-1,2	RESIDENTIAL, MULTIPLE FAMILY
RMF-1,2	RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
RO	RESIDENTIAL, OFFICE
CN	COMMERCIAL, NEIGHBORHOOD
CO	COMMERCIAL, GENERAL
CO	COMMERCIAL, GENERAL - COLUMBIA COUNTY
CI	COMMERCIAL, INTENSIVE
CI	COMMERCIAL, INTENSIVE - COLUMBIA COUNTY
C-CBD	COMMERCIAL, CENTRAL BUSINESS DISTRICT
CH	COMMERCIAL, HIGHWAY INTERCHANGE
CH	COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
ILW	INDUSTRIAL, LIGHT AND WAREHOUSING
I	INDUSTRIAL
PRD	PLANNED RESIDENTIAL DEVELOPMENT



ACCEPTED ON APRIL 1, 1984 BY ORDINANCE NO. 90-179-B  
 AMENDED ON JULY 13, 1988 BY ORDINANCE NO. 90-795  
 AMENDED ON SEPTEMBER 14, 1989 BY ORDINANCE NO. 90-793  
 AMENDED ON FEBRUARY 17, 1991 BY ORDINANCE NO. 91-107  
 AMENDED ON MAY 19, 1997 BY ORDINANCE NO. 97-107  
 AMENDED ON FEBRUARY 17, 1998 BY ORDINANCE NO. 98-107  
 AMENDED ON DECEMBER 10, 1999 BY ORDINANCE NO. 99-107  
 AMENDED ON MARCH 11, 2000 BY ORDINANCE NO. 00-107  
 AMENDED ON APRIL 1, 2001 BY ORDINANCE NO. 01-107  
 AMENDED ON APRIL 1, 2002 BY ORDINANCE NO. 02-107  
 AMENDED ON APRIL 1, 2003 BY ORDINANCE NO. 03-107  
 AMENDED ON APRIL 1, 2004 BY ORDINANCE NO. 04-107  
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 AMENDED ON APRIL 1, 2022 BY ORDINANCE NO. 22-107  
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 AMENDED ON APRIL 1, 2099 BY ORDINANCE NO. 99-107  
 AMENDED ON APRIL 1, 2100 BY ORDINANCE NO. 100-107



March 15, 2024

Board of County Commissioners  
Columbia County, FL  
135 NE Hernando Avenue, Suite 203  
Lake City, FL 32055

RE: Petition No. ANX 24-02 (Victory Land Holding, LLC)

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Map Concerning Voluntary Annexation

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Robert Angelo  
Planning and Zoning Tech  
City of Lake City

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