

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on June 2, 2025, beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

#### PLEDGE OF ALLEGIANCE

INVOCATION –Mayor/Council Member Noah Walker

#### ROLL CALL

Mayor/Council Member  
City Council

Noah Walker  
Chevella Young  
Ricky Jernigan  
James Carter  
Tammy Harris  
Clay Martin  
Don Rosenthal  
Chief Gerald Butler  
Audrey Sikes

City Attorney  
City Manager  
Sergeant-at-Arms  
City Clerk

#### APPROVAL OF AGENDA

Mr. Carter requested Item #10 be heard after approval of consent agenda. **Mr. Carter made a motion to approve the agenda as amended. Ms. Harris seconded the motion, and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL – None

#### APPROVAL OF CONSENT AGENDA

1. Minutes - April 21, 2025 Regular Session
2. City Council Resolution No. 2025-083 - A resolution of the City Council of the City of Lake City, Florida, approving the renewal of a Cooperative Service Agreement with the CDS Family & Behavioral Health Services, Inc., a Florida not for profit corporation; making certain findings of fact in support of the City renewing said agreement; recognizing the authority of the Mayor to execute and bind to said renewal agreement; directing the Mayor to execute and bind the City to said renewal agreement; repealing all prior resolutions in conflict; and providing an effective date.
3. City Council Resolution No. 2025-084 - A resolution of the City Council of the City of Lake City, Florida, adopting that certain Memorandum of Understanding with the United States Department of Veteran's Affairs for collaboration with the City of Lake City, by and through the Lake City Police Department in providing certain law enforcement services; making certain findings of fact in support of adopting said Memorandum of Understanding; recognizing the authority of the Mayor to execute and bind the City to said Memorandum of

Understanding; directing the Mayor to execute and bind the City to said Memorandum of Understanding; directing the Chief of Police to join the Mayor in executing and binding the City to said Memorandum of Understanding; repealing all prior resolutions in conflict; and providing an effective date.

**Mr. Carter made a motion to approve the consent agenda as presented. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

At this time, Item #10 from New Business was heard.

### Ordinances

**At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2025-2322. City Council Ordinance No. 2025-2322 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2322. After hearing public comments from George Hudson, Mayor Walker closed the public hearing.**

10. City Council Ordinance No. 2025-2322 (first reading) - An ordinance of the City of Lake City, Florida, amending Chapter 86, Article I, Section 86-2 of the City of Lake City Code of Ordinances concerning park hours; establishing park hours; providing definitions; providing for severability; providing for the repeal of conflicts; providing for codification; and providing an effective date.

Mr. Jernigan thanked George Hudson for his calls and text messages.

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2322 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

### QUASI-JUDICIAL HEARINGS

#### First Reading

#### **Open Quasi – Judicial Proceeding**

At this time Attorney Clay Martin read from a prepared script.

**Preliminary Matters (Attorney Clay Martin):**

**The City Attorney shall read the ordinance by title.**

4. City Council Ordinance No. 2025-2318 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment to the Future Land Use Map of 50 or less acres of land, pursuant to an application, CPA 25-03, submitted by Carol Chadwick, P.E., as agent for TJL Associates, LLC, a Florida Limited Liability Company, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; identifying said lands by the 2025 Columbia County Tax Parcel Identification Number 01-4S-16-02703-014; providing for changing the Future Land Use Classification from Residential Medium, allowing up to eight (8) dwelling units per acre to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Sisters Welcome Road and Century Glen).

**Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

Ms. Young	No
Mr. Carter	No
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

**Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

Attorney Martin swore in nine people.

**Clerk should take custody of exhibits.**

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

**A. Brief introduction of ordinance by city staff.** Planning Technician Robert Angelo moved the application into the record.

**B. Presentation of application by applicant.** Carol Chadwick

**C. Presentation of evidence by city staff.**

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** None

**F. Cross examination of parties by party participants.** N/A

**G. Questions of parties by City Council.** None

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2318 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

5. City Council Ordinance No. 2025-2319 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 25-04, submitted by Carol Chadwick, P.E., as agent for TJL Associates, LLC, a Florida Limited Liability Company, the property owner of said acreage; identifying said lands by the 2025 Columbia County Tax Parcel Identification Number 01-4S-16-02703-014; providing for rezoning from Residential Mobile Home 3 (RMH-3) to Commercial Intensive (CI) of said lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (This property is located at the corner of Sisters Welcome Road and Century Glen).

**Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

This was covered under the previous ordinance.

**Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

All parties were still sworn in under the previous ordinance.

**Clerk should take custody of exhibits.**

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

**A. Brief introduction of ordinance by city staff.** Planning Technician Robert Angelo moved the application and presentation into the record.

**B. Presentation of application by applicant.** Carol Chadwick

**C. Presentation of evidence by city staff.** N/A

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** None

**F. Cross examination of parties by party participants.** N/A

**G. Questions of parties by City Council.** None

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Ms. Harris made a motion to approve City Council No. 2025-2319 on first reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

6. City Council Ordinance No. 2025-2320 (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 25-05, submitted by the Board of County Commissioners of Columbia County, Florida, relating to voluntary annexation; 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; making certain findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located off Highway 100, on SE Enterprise Court).

**Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

This was covered under the previous ordinance.

**Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

All parties were still sworn in under the previous ordinance.

**Clerk should take custody of exhibits.**

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

**A. Brief introduction of ordinance by city staff.** Planning Technician Robert Angelo moved the application and presentation into the record.

**B. Presentation of application by applicant.** N/A

**C. Presentation of evidence by city staff.** N/A

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** None

**F. Cross examination of parties by party participants.** N/A

**G. Questions of parties by City Council.** None

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2320 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

Second/Final Reading

7. City Council Ordinance No. 2025-2313 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment concerning 50 or less acres of land, pursuant to an application, CPA 25-02, by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank F/K/A Drummond National Bank, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from County-Highway Interchange to City-Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at 3882 W US Highway 90)

**Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

This was covered under the previous ordinance.

**Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

All parties were still sworn in under the previous ordinance.

**Clerk should take custody of exhibits.**

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

**A. Brief introduction of ordinance by city staff.** Principal Planner Bryan Thomas moved the application and presentation into the record.

**B. Presentation of application by applicant.** Simone Savino with Stearns Weaver Miller was present for questions.

**C. Presentation of evidence by city staff.** N/A

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** None

**F. Cross examination of parties by party participants.** None

**G. Questions of parties by City Council.** None

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Ms. Harris made a motion to approve City Council Ordinance No. 2025-2313 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

8. City Council Ordinance No. 2025-2314 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 25-02, by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank F/K/A Drummond National Bank, the property owner of said acreage; providing for rezoning from County-Commercial, Highway Interchange (CHI) to City-Commercial, Highway Interchange (CHI) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at 3882 W US Highway 90)

**Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

This was covered under the previous ordinance.

**Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

All parties were still sworn in under the previous ordinance.

**Clerk should take custody of exhibits.**

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

**A. Brief introduction of ordinance by city staff.** Principal Planner Bryan Thomas moved the application and presentation into the record.

**B. Presentation of application by applicant.** Waived by applicant.

**C. Presentation of evidence by city staff.** N/A

**D. Presentation of case by third party intervenors, if any. None**

**E. Public comments. None**

**F. Cross examination of parties by party participants. N/A**

**G. Questions of parties by City Council. None**

**H. Closing comments by parties. None**

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Ms. Harris made a motion to approve City Council Ordinance No. 2025-2313 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

## **OLD BUSINESS**

### **Ordinances**

**At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2025-2317. City Council Ordinance No. 2025-2317 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2317. No one asked to be heard on City Council Ordinance No. 2025-2317, therefore Mayor Walker closed the public hearing.**

9. City Council Ordinance No. 2025-2317 (final reading) - An ordinance of the City of Lake City, Florida, providing for the permanent closure, vacation, and abandonment of certain portions of NE Bailey Street, NE Lurose Street, and NE Alfonso Levy Terrace abutting real property owned by the Columbia County School District (the "District") pursuant to Section 86-102 of the Code of Ordinances of the City of Lake City in response to an Intergovernmental request from the District; making findings of fact in support thereof; authorizing the City to convey by Quit-Claim Deed to the District all of the closed, vacated, and abandoned portions of NE Bailey Street, NE Lurose Street, and NE Alfonso Levy Terrace; providing for severability; providing for conflicts; and providing for an effective date. (New Niblack School) **Ms. Young made a motion to approve City Council Ordinance No. 2025-2317 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Young</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

## NEW BUSINESS

### Ordinances

10. City Council Ordinance No. 2025-2322 (first reading) - An ordinance of the City of Lake City, Florida, amending Chapter 86, Article I, Section 86-2 of the City of Lake City Code of Ordinances concerning park hours; establishing park hours; providing definitions; providing for severability; providing for the repeal of conflicts; providing for codification; and providing an effective date.

This item was heard after approval of consent agenda.

### Resolutions

11. City Council Resolution No. 2025-080 - A resolution of the City of Lake City, Florida approving that certain lease agreement between the City of Lake City and Air Methods, LLC, a Delaware limited liability company, to lease certain real property located at the Lake City Gateway Airport; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Young made a motion to approve City Council Resolution No. 2025-080. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

12. City Council Resolution No. 2025-085 - A resolution of the City Council of the City of Lake City, Florida, approving the Second Amendment to the standard Grant Agreement Number LPS0090 with the Florida Department of Environmental Protection funding expansion of the Recharge Wetland at the Steedley Sprayfield; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; authorizing the Mayor, after consultation with the City Attorney, to execute such future amendments to the Standard Grant Agreement which amendments accept additional grant funds without otherwise expanding the scope of the project

funded by the Standard Grant Agreement or creating additional obligations of the City pursuant to such agreement, as amended; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2025-085. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

13. City Council Resolution No. 2025-086 - A resolution of the City of Lake City, Florida, approving that certain Agreement between the City and Columbia County, Florida, to provide the potable water supply within the North Florida Mega Industrial Park; making certain findings of fact in support of the City approving said Agreement to provide such potable water; recognizing the authority of the Mayor to execute and bind the City to said Agreement; directing the Mayor to execute and bind the City to said Agreement; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-086. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

COMMENTS BY:

City Manager Don Rosenthal – Mr. Rosenthal provided an update on the Women’s Club: he reported real estate agent Daniel Crapps had an engineer provide a quote of \$500,000.00, or more, to repair the building. Because of this quote, Mr. Rosenthal stated staff would await further instruction from members, as currently they were of the opinion it would need to be demolished.

Ms. Harris reported meeting with Growth Management Director Scott Thomason, whose recommendation is to demolish the building and inquired as to whether anything from the building could be preserved, such as the bricks outside.

City Attorney Martin reported research needed to be performed to see if the building is in the Historic District.

Mayor Walker instructed staff to bring back recommended options on how to move forward.

Mr. Carter suggested a Council Workshop to receive public input.

Ms. Young stated she would like to see one more appraisal.

Members concurred to hold a Council Workshop.

Mr. Jernigan stated he did not want to see the building demolished and spoke in support of saving the building if possible.

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

#### COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – None

Council Member Ricky Jernigan – Mr. Jernigan inquired about the Recycling Center Rail yard located downtown and whether the City was trying to clean that area up.

Ms. Young reported speaking with administration about this, and staff is looking into what could be done to clean it up.

Council Member James Carter – None

Council Member Tammy Harris – None

Ms. Young announced Friday, June 13, 2025, Tonio Armani would be performing at the Boots and Pearls Event at 6:00 PM at Darby Pavilion. She also thanked Executive Director of Utilities, Steve Brown and crew for the installation of crosswalks at the churches in District 10.

Mayor Noah Walker – Mayor Walker announced Saturday, June 14, 2025, would be the Spring Market/Multicultural Fiesta and canoe race. He also congratulated Principal Planner Bryan Thomas for his new director position with the City Alachua.

#### ADJOURNMENT

**Having no further business, Mayor Walker adjourned the meeting at 6:45 PM.**

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Noah Walker, Mayor/Council Member

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Audrey Sikes, City Clerk