

ORDINANCE NO. 2026-2354

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT**
3 **REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF TEN OR**
4 **MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z**
5 **26-01L, BY JUSTIN TABOR, SENIOR PLANNER, NORTH FLORIDA**
6 **PROFESSIONAL SERVICES, INC., AS AGENT FOR LAKE CITY 47, LLC, A**
7 **FLORIDA LIMITED LIABILITY COMPANY, AND PAM STEWART AND SCOTT D.**
8 **STEWART, THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR**
9 **REZONING FROM COUNTY COMMERCIAL, INTENSIVE (CI) AND COUNTY**
10 **COMMERCIAL, HIGHWAY INTERCHANGE (CHI) TO CITY COMMERCIAL,**
11 **HIGHWAY INTERCHANGE (CHI) OF CERTAIN LANDS WITHIN THE**
12 **CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING**
13 **SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN**
14 **EFFECTIVE DATE**

15 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
16 of Lake City, Florida, (the "City Council"), to prepare, adopt and enforce land development
17 regulations; and

18 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
19 Planning Act, requires the City Council to prepare and adopt regulations concerning the use of
20 land and water to implement the comprehensive plan; and

21 **WHEREAS**, an application for an amendment, as described below, has been filed with the City;
22 and

23 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, (the "Board"), has been
24 designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and

25 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
26 Development Regulations, the Board, serving also as the LPA, held the required public hearing,
27 with public notice having been provided, on said application for an amendment, as described
28 below, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all
29 comments received during said public hearing and the Concurrency Management Assessment
30 concerning said application for an amendment, as described below, and recommended to the
31 City Council approval of said application for an amendment, as described below; and

32 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the
33 required public hearing, with public notice having been provided, on said application for an

34 amendment, as described below, and at said public hearing, the City Council reviewed and
35 considered all comments received during said public hearing, including the recommendation of
36 the Board, serving also as the LPA, and the Concurrency Management Assessment concerning
37 said application for an amendment, as described below; and

38 **WHEREAS**, the City Council has determined and found that approval of said application for an
39 amendment, as described below, would promote the public health, safety, morals, order,
40 comfort, convenience, appearance, prosperity or general welfare; now therefore

41 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

42 1. Pursuant to an application, Z 26-01L, by Justin Tabor, Senior Planner, North Florida
43 Professional Services, Inc., as agent for Lake City 47, LLC, a Florida Limited Liability Company,
44 and Pam Stewart and Scott D. Stewart, to amend the Official Zoning Atlas of the Land
45 Development Regulations by changing the zoning district of certain lands, the zoning district
46 is hereby changed from COUNTY COMMERCIAL, INTENSIVE (CI) and COUNTY COMMERCIAL,
47 HIGHWAY INTERCHANGE (CHI) to CITY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) on
48 property described, as follows:

49 **FROM COUNTY COMMERCIAL, INTENSIVE (CI) to CITY COMMERCIAL, HIGHWAY**
50 **INTERCHANGE:**
51 **(ORB 1370, PG. 513)**

52 **PARCEL ONE**

53 **The Southeast 1/4 of the Northwest 1/4, all as lies South and West interstate**
54 **Highway 75, LESS AND EXCEPT the North 20.5 feet thereof.**

55 **AND**

56 **BEGIN at the Northeast corner of the Southwest 1/4 of the Northwest 1/4,**
57 **Section 30, Township 4 South, Range 17 East, and run thence South 00°53' East,**
58 **along the East line of said Southwest 1/4 of the Northwest 1/4, 1323.71 feet to**
59 **the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence run**
60 **North 89°09' West, along the South line of said Southwest 1/4 of Northwest 1/4,**
61 **148.0 feet; thence run North 04°55' East, 1326.47 feet to the North line of said**
62 **Southwest 1/4 of the Northwest 1/4; thence run South 89°07' East, 13.98 feet to**
63 **the POINT OF BEGINNING. LESS the North 20.5 feet thereof.**

64 **AND**

65 **An easement 14.0 feet in width and lying 7.0 feet on each side of the following**
66 **described centerline: COMMENCE at the point of intersection of the East right-**
67 **of-way of State Road No. 47 and the South line of the Southwest 1/4 of the**
68 **Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence**
69 **North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF**
70 **BEGINNING; thence run South 89°09' East, parallel to said South line of the**
71 **Southwest 1/4 of the Northwest 1/4, 810.0 feet, more or less.**

72 **AND**

73 **The North 20.5 feet of that part of the South 1/2 of the Northwest 1/4 lying East**
74 **of the right-of-way of State Road No. 47 and West of the right-of-way of I-75.**
75 **LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the**
76 **following described centerline: BEGIN at the Northwest corner of the Southeast**
77 **1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East and run**
78 **thence South 89°17' East, along the North line of said Southeast 1/4 of the**
79 **Northwest 1/4, 157.83 feet to the West right-of-way line of Interstate Highway**
80 **No. 75.**

81 **All lying and being in Section 30, Township 4 South, Range 17 East, Columbia**
82 **County, Florida.**

83 **PARCEL TWO**

84 **COMMENCE at the Northwest corner of the Southeast 1/4 of the Northwest 1/4**
85 **and run North 00°33' East, 182.62 feet; thence run South 40°09' East to the South**
86 **line of the Northeast 1/4 of Northwest 1/4; thence run North 89°17' West, along**
87 **said South line of the Northeast 1/4 of Northwest 1/4, 157.83 feet to the POINT**
88 **OF BEGINNING.**

89 **AND**

90 **COMMENCE at the Southeast corner of the Southwest 1/4 of the Northwest 1/4**
91 **of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and**
92 **run North 89°16'25" West, along the South line of said Southwest 1/4 of**
93 **Northwest 1/4, 147.77 feet to the POINT OF BEGINNING; thence continue North**
94 **89°16'25" West, 727.97 feet to the East right-of-way line of State Road No. 47;**
95 **thence North 26°16' East, along said East right-of-way line, 1234.36 feet; thence**
96 **South 89°16' East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence**
97 **South 89°16' East, 18.57 feet; thence South 05°32'30" West, 1298.75 feet to the**
98 **POINT OF BEGINNING. All lying and being in Section 30, Township 4 South,**
99 **Range 17 East, Columbia County, Florida.**

100 **LESS AND EXCEPT additional right-of-way for State Road No. 47.**

101 **LESS AND EXCEPT (ORB 1516, PG. 2417)**

102 **A parcel of land in Section 30, Township 4 South, Range 17 East, Columbia**
103 **County, Florida, described as follows:**

104 **COMMENCE at the North end of the proposed right-of-way line for Parcel 103**
105 **per Florida Department of Transportation Right-of-Way map Section 29020-**
106 **2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West,**
107 **along the East right-of-way line of State Road No. 47, a distance of 71.99 feet to**
108 **the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.00 feet;**

109 thence South 25°20'36" West, along a line parallel to the East right-of-way line
110 of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24" West, a
111 distance of 5.00 feet to a point on the East right-of-way line of State Road No.
112 47; thence North 25°20'36" East, along said East right-of-way line of State Road
113 No. 47, a distance of 304.57 feet to the POINT OF BEGINNING. Containing 0.03
114 acres (1523 square feet), more or less.

115 **AND ALSO (ORB 1462, PG. 993) COMMENCE** at the Northeast corner of the
116 Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17
117 East, and run thence South 89°48'22" West along the North line of said
118 Southwest 1/4 of Northwest 1/4 13.70 feet; thence South 4°36'22" West 20.57
119 feet to the South line of an easement; thence South 89°48'22" West along said
120 South line of easement 18.20 feet for a POINT OF BEGINNING; thence South
121 25°20'22" West parallel to State Road No. 47, 200.00 feet; thence South
122 89°48'22" West parallel to said South line of easement 200.00 feet to the East
123 line of State Road No. 47; thence North 25°20'22" East along said East line of
124 State Road No. 47, 200.00 feet to said South line of easement; thence North
125 89°48'22" East along said South line of easement 200.00 feet to the POINT OF
126 BEGINNING.

127 **LESS AND EXCEPT** approximately 11 feet off the West side thereof for right-of-
128 way. Lying and being in Columbia County, Florida.

129 **LESS AND EXCEPT (ORB 1475, PG 147)**

130 **COMMENCE** at the Southwest corner of the Northeast 1/4 of the Northwest 1/4,
131 Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run
132 thence North 00°23'36" W, along the West line of said Northeast 1/4 of
133 Northwest 1/4, 20.50 feet to the POINT OF BEGINNING; thence continue North
134 00°23'36" West, still along said West line, 162.14 feet to the Southwesterly right
135 of way line of State Road No. 93 (Interstate Highway No. 75); thence South
136 41°09'12" East, along said Southwesterly right of way, 77.31 feet; thence South
137 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09 acres,
138 more or less.

139 **AND ALSO (ORB 1395, 533)** The South 20.5 feet of the Northeast 1/4 of
140 Northwest 1/4 lying West of Interstate 75 and the North 20.5 feet of the
141 Southeast 1/4 of Northwest 1/4 lying West of Interstate 75, all being in Section
142 30, Township 4 South, Range 17 East, Columbia County, Florida.

143 **LESS AND EXCEPT** Parcels 102A and 102B per Florida Department of
144 Transportation Right-of-Way maps for State Road No. 47, Section 29020-2501,
145 being more particularly described as follows:

146 **PARCEL 102A**

147 **A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range**
148 **17 East, Columbia County, Florida, being more particularly described as follows:**
149 **COMMENCE at the Southwest corner of the Northwest quarter of Section 30,**
150 **Township 4 South, Range 17 East; thence North 89°56'48" East, along the South**
151 **line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the**
152 **Easterly existing right of way line of State Road No. 47 for a POINT OF**
153 **BEGINNING; thence departing said South line, North 25°20'36" East, along said**
154 **Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet);**
155 **thence departing said Easterly existing right of way line, North 89°52'18" East, a**
156 **distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance**
157 **of 206.369 meters (677.06 feet); thence run North 89°56'47" East, a distance of**
158 **1.291 meters (4.24 feet); thence South 25°20'36" West, a distance of 171.897**
159 **meters (563.97 feet) to said South line of the Northwest quarter; thence South**
160 **89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to**
161 **the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square**
162 **feet), more or less.**

163 **PARCEL 102B**

164 **A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range**
165 **17 East, Columbia County, Florida, being more particularly described as follows:**
166 **COMMENCE at the Southwest corner of the Northwest quarter of Section 30,**
167 **Township 4 South, Range 17 East; thence North 89°56'48" East, along the South**
168 **line of said Northwest quarter, a distance of 178.767 meters (586.51 feet) to the**
169 **POINT OF BEGINNING; thence continue North 89°56'48" East, along said South**
170 **line, a distance of 217.163 meters (712.48 feet); thence departing said South**
171 **line, North 04°38'14" East, a distance of 155.808 (511.18); thence run South**
172 **89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South**
173 **25°20'36" West, a distance of 171.897 meters (563.97 feet) to the POINT OF**
174 **BEGINNING. Containing 2.8987 hectares (7.163 acres), more or less.**

175 **PARCEL 103**

176 **A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range**
177 **17 East, Columbia County, Florida, being more particularly described as follows:**
178 **COMMENCE at the Southwest corner of the Northwest quarter of Section 30,**
179 **Township 4 South, Range 17 East; thence North 89°56'48" East, along the South**
180 **line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the**
181 **Easterly existing right of way line of State Road No. 47; thence departing said**
182 **South line, North 25°20'36" East, along said Easterly existing right of way line, a**
183 **distance of 378.261 meters (1,241.01 feet) for a POINT OF BEGINNING; thence**
184 **continue North 25°20'36" East, along said Easterly existing right of way line, a**
185 **distance of 60.960 meters (200.00 feet); thence departing said Easterly existing**

186 right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet);
187 thence South 25°20'36" West, a distance of 60.960 meters (200.00 feet); thence
188 South 89°52'18" West, a distance of 3.981 meters (13.06 feet) to the POINT OF
189 BEGINNING. Containing 219.1 square meters (2,358 square feet), more or less.

190 ALTOGETHER Containing 27.19 acres, more or less.

191 FROM COUNTY COMMERCIAL, HIGHWAY INTERCHANGE (CHI) to CITY
192 COMMERCIAL, HIGHWAY INTERCHANGE:

193 A parcel of land lying in Section 30, Township 4 South, Range 17 East, Columbia
194 County, Florida. Being more particularly described as follows: Commence at the
195 Southeast corner of the Northwest 1/4 of said Section 30; thence North
196 00°22'20" West, along the East line of the Northwest 1/4 of the Northwest 1/4,
197 a distance of 20.50 feet to a point on the Northerly right-of-way line of a county
198 road for a Point of Beginning; thence South 89°48'22" West, along said Northerly
199 right-of-way line of said county road, 207.41 feet to the Easterly right-of-way of
200 State Road 47; thence North 33°46'40" East, along the Easterly right-of-way line
201 of said State Road 47, a distance of 217.86 feet to the Southwesterly right-of-
202 way line of Interstate 75 (State Road 93); thence South 88°24'42" East, along said
203 Southwesterly right-of-way line of Interstate 75 (State Road 93), a distance of
204 71.43 feet; thence South 00°22'20" East, along the East line of said Northwest
205 1/4 of the Northwest 1/4 of Section 30, a distance of 162.56 feet to the Point of
206 Beginning.

207 AND

208 The North 1/2 of the following: a strip of land 41.00 feet in width lying 20.50 feet
209 North and 20.50 feet South of the following described survey line: Begin at the
210 Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 30,
211 Township 4 South, Range 17 East, Columbia County, Florida; thence West, along
212 the South boundary of the said Northwest 1/4 of the Northwest 1/4 of said
213 Section 30, a distance of 275.00 feet, to the centerline of State Road 47, less and
214 except that part of the above-described property lying within the right-of-way
215 of said State Road 47.

216 AND

217 Commence at the Southwest corner of the NW 1/4 of the Northwest 1/4, Section
218 30, Township 4 South, Range 17 East, Columbia County, Florida; thence North
219 00°23'36" West, along the West line of said NW 1/4 of the Northwest 1/4 of
220 Section 30, a distance of 20.50 feet to the Point of Beginning; thence continue
221 North 00°23'36" West, sill along said West line, 162.14 feet to the Southwesterly
222 right-of-way line of Interstate Highway 75 (State Road 93); thence South
223 41°09'12" East, along said Southwesterly right-of- way line, 77.31 feet; thence
224 South 25°35'04" West 115.23 feet to the Point of Beginning.

225 **All said lands containing 0.81 acre, more or less.**

226 **Total of all said lands containing 28.00 acres, more or less.**

227 2. Severability. If any provision or portion of this ordinance is declared by any court of
228 competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining
229 provisions and portions of this ordinance shall remain in full force and effect.

230 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby
231 repealed to the extent of such conflict.

232 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.

233 The effective date of this amendment, Z 26-01L, to the Official Zoning Atlas shall be the same
234 date as the effective date of Future Land Use Plan Map Amendment, CPA 26-01S. If Future
235 Land Use Plan Map Amendment, CPA 26-01S, does not become effective, this amendment, Z
236 26-01L, to the Official Zoning Atlas shall not become effective. No development orders,
237 development permits or land uses dependent on this amendment, Z 26-01L, to the Official
238 Zoning Atlas may be issued or commence before it has become effective.

239 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
240 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
241 amended.

242 **PASSED** upon first reading this _____ day of _____ 2026.

243 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
244 present and voting, by the City Council 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