

ORDINANCE NO. 2026-2357

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO**
2 **PETITION NO. ANX 26-02, SUBMITTED BY LAKE CITY 47, LLC, A FLORIDA**
3 **LIMITED LIABILITY COMPANY, RELATING TO VOLUNTARY ANNEXATION;**
4 **ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY,**
5 **FLORIDA, WHICH IS REASONABLY COMPACT, INTO THE BOUNDARIES**
6 **OF THE CITY OF LAKE CITY, FLORIDA; MAKING CERTAIN FINDINGS OF**
7 **FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL**
8 **ORDINANCES IN 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 not contiguous to the boundaries of the City to be annexed into the City; and

20 **WHEREAS**, Lake City 47, LLC, a Florida limited liability company, the owner of certain real
21 property more particularly described herein below (the "Real Property"), has petitioned that the
22 same be voluntarily annexed and incorporated into the boundaries of the City; now therefore

23 **BE IT ENACTED** by the People of the City of Lake City, Florida, as follows:

- 24 1. Pursuant to a petition, ANX 26-02, by Lake City 47, LLC, a Florida limited liability company,
25 the owner of Real Property, said Real Property being depicted on Schedule A: Location Map,
26 attached hereto and incorporated as part of this Ordinance, and is reasonably compact, has
27 petitioned the City to have said Real Property annexed into the City.

28 (ORB 1370, PG. 513)

29 PARCEL ONE

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

AND

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

AND

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

AND

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

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

PARCEL TWO

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

65 AND

66 COMMENCE at the Southeast corner of the Southwest 1/4 of the Northwest 1/4
67 of Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run
68 North 89°16'25" West, along the South line of said Southwest 1/4 of Northwest
69 1/4, 147.77 feet to the POINT OF BEGINNING; thence continue North 89°16'25"
70 West, 727.97 feet to the East right-of-way line of State Road No. 47; thence North
71 26°16' East, along said East right-of-way line, 1234.36 feet; thence South 89°16'
72 East, 200.00 feet; thence North 26°16' East, 200.00 feet; thence South 89°16' East,
73 18.57 feet; thence South 05°32'30" West, 1298.75 feet to the POINT OF
74 BEGINNING. All lying and being in Section 30, Township 4 South, Range 17 East,
75 Columbia County, Florida.

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

77 LESS AND EXCEPT (ORB 1516, PG. 2417)

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

80 COMMENCE at the North end of the proposed right-of-way line for Parcel 103 per
81 Florida Department of Transportation Right-of-Way map Section 29020-2501,
82 State Road No. 47, Station 300+46.935, and run South 25°20'36" West, along the
83 East right-of-way line of State Road No. 47, a distance of 71.99 feet to the POINT
84 OF BEGINNING; thence South 64°39'24" East, a distance of 5.00 feet; thence South
85 25°20'36" West, along a line parallel to the East right-of-way line of State Road No.
86 47, a distance of 304.57 feet; thence North 64°39'24" West, a distance of 5.00 feet
87 to a point on the East right-of-way line of State Road No. 47; thence North
88 25°20'36" East, along said East right-of-way line of State Road No. 47, a distance
89 of 304.57 feet to the POINT OF BEGINNING. Containing 0.03 acres (1523 square
90 feet), more or less.

91 AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the
92 Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17
93 East, and run thence South 89°48'22" West along the North line of said Southwest
94 1/4 of Northwest 1/4 13.70 feet; thence South 4°36'22" West 20.57 feet to the
95 South line of an easement; thence South 89°48'22" West along said South line of
96 easement 18.20 feet for a POINT OF BEGINNING; thence South 25°20'22" West
97 parallel to State Road No. 47, 200.00 feet; thence South 89°48'22" West parallel
98 to said South line of easement 200.00 feet to the East line of State Road No. 47;
99 thence North 25°20'22" East along said East line of State Road No. 47, 200.00 feet
100 to said South line of easement; thence North 89°48'22" East along said South line

of easement 200.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT approximately 11 feet off the West side thereof for right-of-way. Lying and being in Columbia County, Florida.

LESS AND EXCEPT (ORB 1475, PG 147) COMMENCE at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida and run thence North 00°23'36" W, along the West line of said Northeast 1/4 of Northwest 1/4, 20.50 feet to the POINT OF BEGINNING; thence continue North 00°23'36" West, still along said West line, 162.14 feet to the Southwesterly right of way line of State Road No. 93 (Interstate Highway No. 75); thence South 41°09'12" East, along said Southwesterly right of way, 77.31 feet; thence South 25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09 acres, more or less.

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

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

PARCEL 102A

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47 for a POINT OF BEGINNING; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 206.369 meters (677.06 feet); thence run North 89°56'47" East, a distance of 1.291 meters (4.24 feet); thence South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to said South line of the Northwest quarter; thence South 89°56'48" West, along said South line, a distance of 5.269 meters (17.29 feet) to the POINT OF BEGINNING. Containing 1559.9 square meters (16,791 square feet), more or less.

PARCEL 102B

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 178.767 meters (586.51 feet) to the POINT OF BEGINNING; thence continue North 89°56'48" East, along said South line, a distance of 217.163 meters (712.48 feet); thence departing said South line, North 04°38'14" East, a distance of 155.808 (511.18); thence run South 89°56'47" West, a distance of 156.180 meters (512.40 feet); thence run South 25°20'36" West, a distance of 171.897 meters (563.97 feet) to the POINT OF BEGINNING. Containing 2.8987 hectares (7.163 acres), more or less.

PARCEL 103

A parcel of land in the Northwest quarter of Section 30, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest quarter of Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East, along the South line of said Northwest quarter, a distance of 173.498 meters (569.22 feet) to the Easterly existing right of way line of State Road No. 47; thence departing said South line, North 25°20'36" East, along said Easterly existing right of way line, a distance of 378.261 meters (1,241.01 feet) for a POINT OF BEGINNING; thence continue North 25°20'36" East, along said Easterly existing right of way line, a distance of 60.960 meters (200.00 feet); thence departing said Easterly existing right of way line, North 89°52'18" East, a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a distance of 60.960 meters (200.00 feet); thence South 89°52'18" West, a distance of 3.981 meters (13.06 feet) to the POINT OF BEGINNING. Containing 219.1 square meters (2,358 square feet), more or less.

ALTOGETHER Containing 27.19 acres, more or less.

2. The City Council finds the petition bears the signatures of all owners of said Real Property in the area proposed to be annexed.
3. 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.
4. Said Real Property is hereby annexed to the boundaries of the City, and in every way is a part of the City.

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- 171 5. The boundaries of the City are hereby redefined to include said Real Property.
- 172 6. Annexation. Said Real Property shall continue to be classified as follows: HIGHWAY
173 INTERCHANGE under the land use classifications as designated on the Future Land Use Plan
174 Map of the Columbia County Comprehensive Plan and classified as COMMERCIAL, INTENSIVE
175 (CI) under the zoning districts as designated on the Official Zoning Atlas of the Columbia
176 County Land Development Regulations until otherwise changed or amended by appropriate
177 ordinance of the City.
- 178 7. Effective January 1, 2027, all real property lying within the boundaries of the City, as hereby
179 redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject
180 to all general and special assessments.
- 181 8. All persons who have been lawfully engaged in any occupation, business, trade or profession,
182 within the area, described in Section 1 above, upon the effective date of this Ordinance
183 under a valid license or permit issued by the County and all other necessary state or federal
184 regulatory agencies, may continue such occupation, business, trade or profession within the
185 entire boundaries of the City, as herein defined, upon securing a valid occupational license
186 from the City, which shall be issued upon payment of the appropriate fee, without the
187 necessity of taking or passing any additional examination or test which otherwise is required
188 relating to the qualification of such occupations, businesses, trades or professions.
- 189 9. The City Clerk is hereby directed to file, within seven (7) days following the effective date of
190 this ordinance, a certified copy of this ordinance with the following:
- 191 a) Florida Department of State, Tallahassee, Florida;
- 192 b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- 193 c) Clerk of the Circuit Court of Columbia County, Florida;
- 194 d) Chief Administrative Officer of Columbia County, Florida;
- 195 e) Property Appraiser of Columbia County, Florida;
- 196 f) Tax Collector of Columbia County, Florida; and
- 197 g) All public utilities authorized to conduct business within the city.
- 198 10. Severability. It is the declared intent of the City Council that if any section, sentence, clause,
199 phrase, or provision of this Ordinance is for any reason held or declared to be
200 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
201 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
202 Ordinance and the remainder of this Ordinance, after the exclusion of such part or parts,

203 shall be deemed to be valid.

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

206 12. Effective Date. This Ordinance shall be effective on the date of final adoption by the City
207 Council.

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

PUBLICLY NOTICED, in a newspaper of general circulation in the city, by the City Clerk of the City
on the 5th of March 2026 and 12th of March 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

