

ORDINANCE NO. 2026-2353

CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE
3 PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES
4 OF LAND, PURSUANT TO AN APPLICATION, CPA 26-01S, BY JUSTIN TABOR,
5 SENIOR PLANNER, NORTH FLORIDA PROFESSIONAL SERVICES, INC., AS
6 AGENT FOR LAKE CITY 47, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
7 AND PAM STEWART AND SCOTT D. STEWART, THE PROPERTY OWNERS OF
8 SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN
9 SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS
10 AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE
11 CLASSIFICATION FROM COUNTY HIGHWAY INTERCHANGE TO CITY
12 COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE
13 CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT
14 THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN
15 CONFLICT; PROVIDING AN EFFECTIVE DATE

16 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
17 of Lake City, Florida, (the "City Council") to prepare, adopt and implement a comprehensive plan;
18 and

19 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
20 Planning Act, empowers and requires the City Council to prepare, adopt, and implement a
21 comprehensive plan; and

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

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

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

33 **WHEREAS**, the City Council held the required public hearing, with public notice having been
34 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida
35 Statutes, as amended, on said application for an amendment, as described below, and at said
36 public hearing, the City Council reviewed and considered all comments received during said
37 public hearing, including the recommendation of the Board, serving also as the LPA, and the
38 Concurrence Management Assessment concerning said application for an amendment, as
39 described below; and

40 **WHEREAS**, the City Council has determined and found said application for an amendment, as
41 described below, to be compatible with the Land Use Element objectives and policies, and those
42 of other affected elements of the Comprehensive Plan; and

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

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

- 47 1. Pursuant to an application, CPA 26-01S, by Justin Tabor, Senior Planner, North Florida
48 Professional Services, Inc., as agent for Lake City 47, LLC, a Florida Limited Liability Company,
49 and Pam Stewart and Scott D. Stewart, to amend the Future Land Use Plan Map of the
50 Comprehensive Plan by changing the land use classification of certain lands, the land use
51 classification is hereby changed from COUNTY HIGHWAY INTERCHANGE to CITY
52 COMMERCIAL on property described, as follows:

53 **(ORB 1370, PG. 513)**

54 **PARCEL ONE**

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

57 **AND**

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

66 **AND**

67 **An easement 14.0 feet in width and lying 7.0 feet on each side of the following**

68 described centerline: **COMMENCE** at the point of intersection of the East right-
69 of-way of State Road No. 47 and the South line of the Southwest 1/4 of the
70 Northwest 1/4, Section 30, Township 4 South, Range 17 East and run thence
71 North 26°16' East, along said right-of-way line, 191.54 feet for a POINT OF
72 BEGINNING; thence run South 89°09' East, parallel to said South line of the
73 Southwest 1/4 of the Northwest 1/4, 810.0 feet, more or less.

74 **AND**

75 The North 20.5 feet of that part of the South 1/2 of the Northwest 1/4 lying East
76 of the right-of-way of State Road No. 47 and West of the right-of-way of I-75.
77 LESS a strip of land 41.0 feet in width and lying 20.5 feet on each side of the
78 following described centerline: **BEGIN** at the Northwest corner of the
79 Southeast 1/4 of the Northwest 1/4, Section 30, Township 4 South, Range 17
80 East and run thence South 89°17' East, along the North line of said Southeast
81 1/4 of the Northwest 1/4, 157.83 feet to the West right-of-way line of Interstate
82 Highway No. 75.

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

85 **PARCEL TWO**

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

91 **AND**

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

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

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

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

106 **COMMENCE at the North end of the proposed right-of-way line for Parcel 103**
107 **per Florida Department of Transportation Right-of-Way map Section 29020-**
108 **2501, State Road No. 47, Station 300+46.935, and run South 25°20'36" West,**
109 **along the East right-of-way line of State Road No. 47, a distance of 71.99 feet**
110 **to the POINT OF BEGINNING; thence South 64°39'24" East, a distance of 5.00**
111 **feet; thence South 25°20'36" West, along a line parallel to the East right-of-way**
112 **line of State Road No. 47, a distance of 304.57 feet; thence North 64°39'24"**
113 **West, a distance of 5.00 feet to a point on the East right-of-way line of State**
114 **Road No. 47; thence North 25°20'36" East, along said East right-of-way line of**
115 **State Road No. 47, a distance of 304.57 feet to the POINT OF BEGINNING.**
116 **Containing 0.03 acres (1523 square feet), more or less.**

117 **AND ALSO (ORB 1462, PG. 993) COMMENCE at the Northeast corner of the**
118 **Southwest 1/4 of the Northwest 1/4 of Section 30, Township 4 South, Range 17**
119 **East, and run thence South 89°48'22" West along the North line of said**
120 **Southwest 1/4 of Northwest 1/4 13.70 feet; thence South 4°36'22" West 20.57**
121 **feet to the South line of an easement; thence South 89°48'22" West along said**
122 **South line of easement 18.20 feet for a POINT OF BEGINNING; thence South**
123 **25°20'22" West parallel to State Road No. 47, 200.00 feet; thence South**
124 **89°48'22" West parallel to said South line of easement 200.00 feet to the East**
125 **line of State Road No. 47; thence North 25°20'22" East along said East line of**
126 **State Road No. 47, 200.00 feet to said South line of easement; thence North**
127 **89°48'22" East along said South line of easement 200.00 feet to the POINT OF**
128 **BEGINNING.**

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

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

132 **COMMENCE at the Southwest corner of the Northeast 1/4 of the Northwest**
133 **1/4, Section 30, Township 4 South, Range 17 East, Columbia County, Florida and**
134 **run thence North 00°23'36" W, along the West line of said Northeast 1/4 of**
135 **Northwest 1/4, 20.50 feet to the POINT OF BEGINNING; thence continue North**
136 **00°23'36" West, still along said West line, 162.14 feet to the Southwesterly right**
137 **of way line of State Road No. 93 (Interstate Highway No. 75); thence South**
138 **41°09'12" East, along said Southwesterly right of way, 77.31 feet; thence South**
139 **25°35'04" West, 115.23 feet to the POINT OF BEGINNING. Containing 0.09**
140 **acres, more or less.**

141 **AND ALSO (ORB 1395, 533) The South 20.5 feet of the Northeast 1/4 of**
142 **Northwest 1/4 lying West of Interstate 75 and the North 20.5 feet of the**
143 **Southeast 1/4 of Northwest 1/4 lying West of Interstate 75, all being in Section**
144 **30, Township 4 South, Range 17 East, Columbia County, Florida.**

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

148 **PARCEL 102A**

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

165 **PARCEL 102B**

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

178 **PARCEL 103**

179 **A parcel of land in the Northwest quarter of Section 30, Township 4 South,**
180 **Range 17 East, Columbia County, Florida, being more particularly described as**
181 **follows: COMMENCE at the Southwest corner of the Northwest quarter of**
182 **Section 30, Township 4 South, Range 17 East; thence North 89°56'48" East,**
183 **along the South line of said Northwest quarter, a distance of 173.498 meters**
184 **(569.22 feet) to the Easterly existing right of way line of State Road No. 47;**
185 **thence departing said South line, North 25°20'36" East, along said Easterly**
186 **existing right of way line, a distance of 378.261 meters (1,241.01 feet) for a**
187 **POINT OF BEGINNING; thence continue North 25°20'36" East, along said**
188 **Easterly existing right of way line, a distance of 60.960 meters (200.00 feet);**
189 **thence departing said Easterly existing right of way line, North 89°52'18" East,**
190 **a distance of 3.981 meters (13.06 feet); thence South 25°20'36" West, a**
191 **distance of 60.960 meters (200.00 feet); thence South 89°52'18" West, a**
192 **distance of 3.981 meters (13.06 feet) to the POINT OF BEGINNING. Containing**
193 **219.1 square meters (2,358 square feet), more or less.**

194 **ALTOGETHER Containing 27.19 acres, more or less.**

195 **AND**

196 **A parcel of land lying in Section 30, Township 4 South, Range 17 East, Columbia**
197 **County, Florida. Being more particularly described as follows: Commence at**
198 **the Southeast corner of the Northwest 1/4 of said Section 30; thence North**
199 **00°22'20" West, along the East line of the Northwest 1/4 of the Northwest 1/4,**
200 **a distance of 20.50 feet to a point on the Northerly right-of-way line of a county**
201 **road for a Point of Beginning; thence South 89°48'22" West, along said**
202 **Northerly right-of-way line of said county road, 207.41 feet to the Easterly right-**
203 **of-way of State Road 47; thence North 33°46'40" East, along the Easterly right-**
204 **of-way line of said State Road 47, a distance of 217.86 feet to the Southwesterly**
205 **right-of-way line of Interstate 75 (State Road 93); thence South 88°24'42" East,**
206 **along said Southwesterly right-of-way line of Interstate 75 (State Road 93), a**
207 **distance of 71.43 feet; thence South 00°22'20" East, along the East line of said**
208 **Northwest 1/4 of the Northwest1/4 of Section 30, a distance of 162.56 feet to**
209 **the Point of Beginning.**

210 **AND**

211 **The North 1/2 of the following: a strip of land 41.00 feet in width lying 20.50**
212 **feet North and 20.50 feet South of the following described survey line: Begin at**
213 **the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 30,**
214 **Township 4 South, Range 17 East, Columbia County, Florida; thence West, along**

215 **the South boundary of the said Northwest 1/4 of the Northwest 1/4 of said**
216 **Section 30, a distance of 275.00 feet, to the centerline of State Road 47, less**
217 **and except that part of the above-described property lying within the right-of-**
218 **way of said State Road 47.**

219 **AND**

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

228 **Containing 0.81 acre, more or less.**

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

230 2. Severability. It is the declared intent of the City Council that, if any section, sentence, clause,
231 phrase, or provision of this ordinance is for any reason held or declared to be
232 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
233 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
234 ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall
235 be deemed to be valid.

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

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

239 The effective date of this plan amendment shall be thirty-one (31) days following the date of
240 adoption of this plan amendment. However, if any affected person files a petition with the
241 Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as
242 amended, to request a hearing to challenge the compliance of this plan amendment with
243 Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days
244 following the date of adoption of this plan amendment, this plan amendment shall not
245 become effective until the Florida Department of Commerce or the Florida Administration
246 Commission, respectively, issues a final order determining this plan amendment is in
247 compliance. No development orders, development permits or land uses dependent on this
248 plan amendment may be issued or commence before it has become effective. If a final order
249 of noncompliance is issued, this plan amendment may nevertheless be made effective by
250 adoption of a resolution affirming its effective status, a copy of which resolution shall be sent

251 to the Florida Department of Commerce, Division of Community Development, 107 East
252 Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

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

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

257 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
258 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