

ORDINANCE NO. 2026-2349

CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO
2 PETITION NO. ANX 25-07, SUBMITTED BY LAKE CITY 47, LLC, A FLORIDA
3 LIMITED LIABILITY COMPANY, RELATING TO VOLUNTARY
4 ANNEXATION; ANNEXING CERTAIN REAL PROPERTY LOCATED IN
5 COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, INTO
6 THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; MAKING
7 CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING
8 SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING
9 AN EFFECTIVE DATE.

10 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
11 of Lake City, Florida, (the "City Council"), to annex real property into the corporate boundaries of
12 the City of Lake City, Florida, (the "City"); and

13 **WHEREAS**, Sections 171.011 through 171.094, Florida Statutes, as amended, the Municipal
14 Annexation or Contraction Act, empowers the City Council to annex real property into the
15 corporate boundaries of the City, pursuant to a petition voluntarily filed by the owner of certain
16 real property; and

17 **WHEREAS**, the Interlocal Service Boundary Agreement (the "ISBA") between the Board of County
18 Commissioners of Columbia County, Florida, (the "County"), adopted by Columbia County
19 Ordinance No. 2025-23 and the City, adopted by City of Lake City Ordinance No. 2026-2345
20 permits property not contiguous to the boundaries of the City to be annexed into the City; and

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

24 **BE IT ORDAINED** by the People of the City of Lake City, Florida, as follows:

- 25 1. Pursuant to a petition, ANX 25-07, by Lake City 47, LLC, a Florida limited liability company,
26 the owner of Real Property, said Real Property being depicted on Schedule A: Location Map,
27 attached hereto and incorporated as part of this Ordinance, and is reasonably compact, has
28 petitioned the City to have said Real Property annexed into the City.

29 A parcel of land lying in Section 30, Township 4 South, Range 17 East, Columbia
30 County, Florida. Being more particularly described as follows: Commence at the
31 Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 30;

thence South 89°48'22" West, along the North line of the said Southwest 1/4 of the Northwest 1/4 of said Section 30, a distance of 13.70 feet; thence South 04°36'22" West 20.57 feet to the South line of an easement; thence South 89°48'22" West, along said South line of easement, 18.20 feet for a Point of Beginning; thence South 25°20'22" West parallel to State Road 47, a distance of 200.00 feet; thence South 89°48'22" West parallel to said South line of an easement, 200.00 feet to the East line of State Road 47; thence North 25°20'22" East, along said East line of State Road 47, a distance of 200.00 feet to said South line of an easement; North 89°48'22" East, along said South line of an easement, a distance of 200.00 feet to the Point of Beginning.

LESS AND EXCEPT

Approximately 11.00 feet off the West side thereof for road right-of-way.

Containing 26.61 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.
5. The boundaries of the City are hereby redefined to include the Real Property.
6. Annexation. Said Real Property shall continue to be classified as follows: RESIDENTIAL, MODERATE DENSITY (less than or equal to 4 dwelling units per acre) and HIGHWAY INTERCHANGE under the land use classifications as designated on the Future Land Use Plan Map of the Columbia County Comprehensive Plan and classified as COMMERCIAL, INTENSIVE (CI) under the zoning districts as designated on the Official Zoning Atlas of the Columbia County Land Development Regulations until otherwise changed or amended by appropriate ordinance of the City.
7. Effective January 1, 2027, all real property lying within the boundaries of the City, as hereby redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject to all general and special assessments.
8. All persons who have been lawfully engaged in any occupation, business, trade or profession,

within the area, described in Section 1 above, upon the effective date of this Ordinance under a valid license or permit issued by the County and all other necessary state or federal regulatory agencies, may continue such occupation, business, trade or profession within the entire boundaries of the City, as herein defined, upon securing a valid occupational license from the City, which shall be issued upon payment of the appropriate fee, without the necessity of taking or passing any additional examination or test which otherwise is required relating to the qualification of such occupations, businesses, trades or professions.

9. The City Clerk is hereby directed to file, within seven (7) days following the effective date of this Ordinance, a certified copy of this Ordinance with the following:

- a) Florida Department of State, Tallahassee, Florida;
- b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- c) Clerk of the Circuit Court of Columbia County, Florida;
- d) Chief Administrative Officer of Columbia County, Florida;
- e) Property Appraiser of Columbia County, Florida;
- f) Tax Collector of Columbia County, Florida; and
- g) All public utilities authorized to conduct business within the City.

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

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

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

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

PUBLICLY NOTICED, in a newspaper of general circulation in the City, by the City Clerk of the City, on the 3rd of January 2026 and 8th day of January 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

