

ORDINANCE NO. 2025-2311

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO**
2 **PETITION NO. ANX 25-04, SUBMITTED BY REAL TERRACE, LLC**
3 **RELATING TO VOLUNTARY ANNEXATION; ANNEXING CERTAIN REAL**
4 **PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS**
5 **REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF**
6 **THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY**
7 **OF LAKE CITY, FLORIDA; MAKING CERTAIN FINDINGS OF FACT IN**
8 **SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL**
9 **ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.**

10 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the
11 City of Lake City, Florida, (the "City Council"), to annex real property into the corporate
12 boundaries of 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**, Real Terrace, LLC, the owner of certain real property more particularly described
18 herein below (the "Real Property"), has petitioned that the same be voluntarily annexed and
19 incorporated into the boundaries of the City; now therefore

20 **BE IT ORDAINED** by the people of the City of Lake City, Florida, as follows:

- 21 1. Pursuant to a petition, ANX 25-04, by Real Terrace, LLC, the owner of the Real Property,
22 said Real Property being depicted on Schedule A: Location Map, attached hereto and
23 incorporated as part of this ordinance, which Real Property is contiguous to the existing
24 boundaries of the City and is reasonably compact, has petitioned the City to have said Real
25 Property annexed into the City.

26 A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia
27 County, Florida. Being more particularly described as follows: Commence at the
28 Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence
29 North 89°15'31" East 1,249.62 feet, along the North line of said Section 35 to the
30 West right-of-way line of Northwest Bascom Norris Drive; thence, along said
31 Westerly right-of-way line of Northwest Bascom Norris Drive, the following
32 courses: South 06°45'28" West, 63.94 feet; thence South 04°43'05" East 97.88

feet; thence South 17°04'09" East 88.82 feet; thence South 06°26'40" West 87.82 feet; thence South 17°35'04" West 47.93 feet; thence South 54°17'38" West 89.81 feet; thence South 38°49'11" East, 76.21 feet; thence South 06°09'02" West 90.06 feet; thence South 25°28'08" West 33.57 feet; thence South 55°46'37" West 57.87 feet; thence South 42°45'12" West 95.51 feet; thence South 16°03'12" West 74.78 feet; thence South 38°41'18" West 88.42 feet; thence South 50°17'24" West 109.17 feet; thence South 23°53'24" West 61.21 feet; thence South 01°55'35" East 69.10 feet; thence North 78°47'28" East 104.91 feet; thence South 44°21'23" East 105.95 feet; thence South 25°19'18" West 92.86 feet; thence South 19°53'29" West 98.86 feet; thence South 14°28'17" West 80.85 feet; thence South 28°38'57" East 58.68 feet; thence South 34°50'27" West 90.47 feet; thence South 21°29'28" West 47.29 feet; thence South 01°07'24" West 89.57 feet; thence South 73°15'28" East 47.25 feet to a point on a non-tangent curve being concave to the East, having a radius of 1,240.92 feet and an included angle of 32°26'29"; thence Southerly, along the arc of said curve, an arc distance of 702.62 feet, said curve being subtended by a chord bearing and distance of South 00°26'33" West 693.27 feet to the end of said courses following the Westerly right-of-way line of Northwest Bascom Norris Drive and to the intersection of the Northerly right-of-way line of Northwest Real Terrace; thence South 19°48'29" West, along said Northerly right-of-way line of Northwest Real Terrace, 48.48 feet; thence South 56°02'19" West still, along said Northerly right-of-way line of Northwest Real Terrace, 901.24 feet; thence North 03°34'11" West 214.77 feet to the South line of the Northeast 1/4 of said Section 35; thence South 87°06'14" West 523.04 feet, along the South line of the Northeast 1/4 of said Section 35, to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence North 06°39'14" East 2,688.70 feet, along the West line of the East 1/2 of the Northeast 1/4 of said Section 35, to the Point of Beginning.

Containing 72.60 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 35; thence West 87°06'14" East 523.04 feet; thence North 03°34'11" West 85.01 feet; thence South 87°06'14" West 507.74 feet; thence South 06°39'14" West 89.16 feet to the Point of Beginning.

Containing 1.01 acre, more or less.

All said lands containing 71.59 acres, more or less.

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2. The City Council finds the petition bears the signatures of all owners of the Real Property in the area proposed to be annexed.
 3. The City Council finds the Real Property is presently contiguous to the boundaries of the City, meets the criteria established by Chapter 171, Florida Statutes, as amended, and should be annexed to the boundaries of the City.
 4. The 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. The Real Property shall continue to be classified as follows: RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) under the land use classifications as designated on the Future Land Use Plan Map of the Columbia County Comprehensive Plan and classified as RESIDENTIAL, SINGLE FAMILY-2 (RSF-2 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, 2026, 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;
 - d) Chief Administrative Officer of Columbia County;
 - e) Property Appraiser of Columbia County;

- 105 f) Tax Collector of Columbia County; and
106 g) All public utilities authorized to conduct business within the City.
- 107 10. Severability. It is the declared intent of the City Council that if any section, sentence,
108 clause, phrase, or provision of this ordinance is for any reason held or declared to be
109 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
110 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
111 Ordinance and the remainder of this Ordinance, after the exclusion of such part or parts,
112 shall be deemed to be valid.
- 113 11. Conflict. All ordinances and resolutions, or parts of ordinances and resolutions in conflict
114 with this Ordinance are, to the extent they conflict with this Ordinance, repealed.
- 115 12. Effective Date. This Ordinance shall be effective on the date of final adoption by the City
116 Council of the City of Lake City, Florida.

APPROVED, UPON FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the _____ day of May, 2025.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the _____ and _____ days of May, 2025.

APPROVED AND ADOPTED UPON SECOND READING, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, at a regular meeting this ____ day of May, 2025.

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

