

ORDINANCE NO. 2021-2207

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 21-03, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of certain real property more particularly described herein below, has petitioned that the same be voluntarily annexed and incorporated into the boundaries of the City of Lake City, Florida, hereinafter referred to as the City.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to a petition, ANX 21-03, by Southwest Georgia Oil Company, Inc., the owner of real property, as described below and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, which real property is contiguous to the existing boundaries of the City and is reasonably compact, has petitioned the City to have said real property annexed into the City.

A parcel of land lying in Section 8, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northwest corner of the East 1/2 of the Southwest 1/4 of said Section 8; thence North 87°51'21" East 90.50 feet, along the Southwest 1/4 of said Section 8 to the centerline of U.S. Highway 441 (State Road 47); thence South 0°39'21" West 1,388.27 feet, along the centerline of said U.S. Highway 441 (State Road 47); thence South 89°20'39" East 100.00 feet to the East right-of-way line of said U.S. Highway 441 (State Road 47) and the Point of Beginning; thence Southerly, along the East right-of-way line of said U.S. Highway 441 (State Road 47), on a curve concave to the left with a radius of 29,547.89 feet, 598.04 feet; thence South 89°12'51" West 50.00 feet; thence Southerly, along the East right-of-way line of said U.S. Highway 441 (State Road 47), a distance of 198.28 feet; thence North 89°14'51" East 679.44 feet; thence North 00°45'09" West 1,182.88 feet to the South right-of-way line of the Southeast Ramp of Interstate Highway 10 (State Road 8); thence South 72°40'21" West 509.35 feet, along the South right-of-way line of the Southeast Ramp of said Interstate Highway 10 (State Road 8) to a point of curve to the left; thence Southwesterly, along said curve to the left with a radius of 180.00 feet, and an arc distance of 226.08 feet to a point of tangent on the East right-of-way line of said U.S. Highway 441 (State Road 47); thence South 0°39'21" West 73.49 feet, along the East right-of-way line of said U.S. Highway 441 (State Road 47) to the Point of Beginning.

Containing 15.77 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 8, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 8; thence North 87°51'21" East 76.50 feet, along the North line of the Southwest 1/4 of said Section 8 to the centerline of U.S. Highway 441 (State Road 47); thence South 00°42'00" West 1,394.45 feet, along the centerline of said U.S. Highway 441 (State Road 47); thence South 89°18'00" East 100.00 feet to a point on the Easterly right-of-way line of said U.S. Highway 441 (State Road 47), said point being a point on a curve concave to the East having a radius of 28,547.89 feet, a central angle of 00°10'55", a chord bearing of South 00°36'33" West and a

chord distance of 90.59 feet; thence Southerly, along the arc of said curve a distance of 90.59 feet to the Point of Beginning; thence South 89°28'55" East 457.66 feet; thence South 02°37'28" West 392.40 feet; thence South 89°43'08" West 440.50 feet to a point on the Easterly right-of-way line of said U.S. Highway 441 (State Road 47), said point being a point on a curve concave to the East having a radius of 28,547.89 feet, a central angle of 00°47'58", a chord bearing of North 00°07'06" East and a chord distance of 398.29 feet; thence Northerly along the arc of said curve a distance of 398.30 feet to the Point of Beginning.

Containing 2.96 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 8, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 8; thence North 87°51'21" East 76.50 feet, along the North line of the Southwest 1/4 of said Section 8 to the centerline of U.S. Highway 441 (State Road 47); thence South 00°42'00" West 1,394.45 feet, along the centerline of said U.S. Highway 441 (State Road 47); thence South 89°18'00" East 100.00 feet to a point on the Easterly right-of-way line of said U.S. Highway 441 (State Road 47), said point being a point on a curve concave to the East having a radius of 28,547.89 feet, a central angle of 00°10'55", a chord bearing of South 00°36'33" West and a chord distance of 90.59 feet; thence Southerly, along the arc of said curve a distance of 90.59 feet; thence South 89°28'55" East 457.66 feet; thence South 02°37'28" West 392.40 feet; thence South 89°43'08" West 42.44 feet; thence South 00°00'24" East 23.03 feet to the Point of Beginning; thence continue South 00°00'24" East 100.20 feet; thence North 89°37'14" East 100.97 feet; thence North 00°30'27" West 100.75 feet; thence South 89°18'32" West 100.30 feet to the Point of Beginning.

Containing 0.23 acre, more or less.

All said lands containing 12.58 acres, more or less.

Section 2. The City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, finds that the petition bears the signatures of all owners of the real property in the area proposed to be annexed.

Section 3. The City Council finds that the real property, described in Section 1 above, presently is contiguous to the boundaries of the City that said real property meets the criteria established by Chapter 171, Florida Statutes, as amended, and that said real property should be annexed to the boundaries of the City.

Section 4. The real property, described in Section 1 above and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, is hereby annexed to the boundaries of the City, and said real property in every way is a part of the City.

Section 5. The boundaries of the City are hereby redefined to include the real property described in Section 1 hereof.

Section 6. Annexation. The real property, described in Section 1 above, shall continue to be classified as follows:

COMMERCIAL under the land use classifications as designated on the Future Land Use Plan Map of the County Comprehensive Plan and classified as COMMERCIAL, HIGHWAY INTERCHANGE (CHI) under the zoning districts as designated on the Official Zoning Atlas of the County Land Development Regulations until otherwise changed or amended by appropriate ordinance of the City.

Section 7. Effective January 1, 2022, 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.

Section 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.

Section 9. The City Clerk is hereby directed to file, within seven (7) days of 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 the County;
- d) Chief Administrative Officer of the County;
- e) Property Appraiser of the County;
- f) Tax Collector of the County; and
- g) All public utilities authorized to conduct business within the City.

Section 10. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 11. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 12. Effective Date. This ordinance shall become effective upon adoption.

PASSED UPON FIRST READING on the 4th day of October 2021.

PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum present and voting, by the City Council this 1st day of November 2021.

Attest:

CITY COUNCIL OF THE
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Fred Koberlein Jr., City Attorney

Schedule A: Location Map

