

# ORDINANCE NO. 2024-2293

## CITY OF LAKE CITY, FLORIDA

1           **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO.**  
2           **ANX 24-03 SUBMITTED BY VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY,**  
3           **FORMERLY KNOWN AS JCP-VYP, LLC, A FLORIDA LIMITED LIABILITY COMPANY,**  
4           **THE OWNER OF SAID REAL PROPERTY, RELATING TO VOLUNTARY ANNEXATION;**  
5           **MAKING FINDINGS OF FACT IN SUPPORT THEREOF; ANNEXING CERTAIN REAL**  
6           **PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY**  
7           **COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY,**  
8           **FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA;**  
9           **PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND**  
10           **PROVIDING AN EFFECTIVE DATE**

11           **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City  
12 of Lake City, Florida, hereinafter referred to as the City Council, to annex real property into the  
13 corporate boundaries of the City of Lake City, Florida, hereinafter referred to as the City;

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

18           **WHEREAS**, the owner of certain real property generally identified as parcel number 36-3S-16-  
19 02631-000 and containing .583 acres, more or less, and more particularly described herein below,  
20 has petitioned that the same be voluntarily annexed and incorporated into the boundaries of the  
21 City; now, therefore,

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

23           1. Pursuant to a petition, ANX 24-03, by VYP, LLC, the owner of the below-described real  
24 property depicted on the location map attached hereto as Schedule "A" and incorporated as  
25 part of this ordinance, which real property is contiguous to the existing boundaries of the  
26 City and is reasonably compact, has petitioned the City to have said real property annexed  
27 into the corporate boundaries of City, to wit:

28                               **A parcel of land lying in Section 36, Township 3 South, Range**  
29                               **16 East, Columbia County, Florida, being more particularly**  
30                               **described as follows:**

31                               **Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A,**  
32                               **according to the map or plat thereof, as recorded in Plat Book**

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- 33                           **1, Page 45 of the Public Records of Columbia County, Florida,**  
34                           **a subdivision embracing a part of the SW 1/4 of the SE 1/4 of**  
35                           **Section 36, Township 3 South, Range 16 East, Columbia**  
36                           **County, Florida, according to map of same prepared by C.W.**  
37                           **Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and**  
38                           **filed in the Official Records of the Columbia County Clerk of**  
39                           **Circuit Courts on July 6, 1926; less and except that portion**  
40                           **heretofore acquired by the state of Florida for road Right-of-**  
41                           **Ways.**
- 42                           (the "Subject Property").
- 43   2.   The City Council of the City of Lake City, Florida, (the "City Council"), finds the petition bears  
44       the signatures of all owners of the Subject Property in the area proposed to be annexed.
- 45   3.   The City Council finds the Subject Property, described in Section 1 above, presently is  
46       contiguous to the boundaries of the City, meets the criteria established by Chapter 171,  
47       Florida Statutes, as amended, and should be annexed to the boundaries of the City.
- 48   4.   The Subject Property, described in Section 1 above and depicted on Schedule A: Location  
49       Map, attached hereto and incorporated as part of this ordinance, is hereby annexed to the  
50       boundaries of the City, and said Subject Property in every way is a part of the City.
- 51   5.   The boundaries of the City are hereby redefined to include the Subject Property described  
52       in Section 1 hereof.
- 53   6.   The Subject Property, described in Section 1 above, shall continue to be classified as follows:  
54                           COMMERCIAL under the land use classifications as designated on  
55                           the Future Land Use Plan Map of the County Comprehensive Plan  
56                           and classified as COMMERCIAL INTENSIVE (CI) under the zoning  
57                           districts as designated on the Official Zoning Atlas of the County  
58                           Land Development Regulations until otherwise changed or  
59                           amended by appropriate ordinance of the City.
- 60   7.   Effective January 1, 2025, all real property lying within the boundaries of the City, as hereby  
61       redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject  
62       to all general and special assessments.
- 63   8.   All persons who have been lawfully engaged in any occupation, business, trade or profession,  
64       within the area described in Section 1 above, upon the effective date of this ordinance under

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65 a valid license or permit issued by the County and all other necessary state or federal  
66 regulatory agencies, may continue such occupation, business, trade or profession within the  
67 entire boundaries of the City, as herein defined, upon securing a valid occupational license  
68 from the City, which shall be issued upon payment of the appropriate fee, without the  
69 necessity of taking or passing any additional examination or test which otherwise is required  
70 relating to the qualification of such occupations, businesses, trades or professions.

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

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

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

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

85 12. This ordinance shall become effective upon adoption.

86 13. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida  
87 Statutes, as amended, and Sections 171.011 through 171.094, Florida Statutes, as amended.

88 **PUBLIC NOTICE HAS BEEN PUBLISHED**, in a newspaper of general circulation in the City of Lake  
89 City, Florida, by the City Clerk of the City of Lake City, Florida on the 26th day of September, 2024  
90 and on the 3rd day of October, 2024 pursuant to Section 171.044(2), Florida Statutes.

91 **NOTICE HAS BEEN PROVIDED TO THE COLUMBIA COUNTY BOARD OF COUNTY**  
92 **COMMISSIONERS** by the City of Lake City, Florida by certified letter on the 12th day of  
93 September, 2024 pursuant to Section 171.044(6), Florida Statutes.

94 **APPROVED UPON FIRST READING** on the 16th day of September 2024.

95 **APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, in regular session  
96 with a quorum present and voting, by the City Council this 7<sup>th</sup> day of October 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL  
OF THE CITY OF LAKE CITY, FLORIDA:

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Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney

Schedule A; Location Map

