

ORDINANCE NO. 2026-2383

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO**
2 **PETITION NO. ANX 26-05, SUBMITTED BY AJAY U. MHATRE, ANJALI U.**
3 **MHATRE, SHILPA U. MHATRE, UMESH M. MHATRE, ANITA MHATRE**
4 **MIHALCIK AND THE MHATRE IRREVOCABLE FAMILY TRUST DATED**
5 **DECEMBER 27, 1990, RELATING TO VOLUNTARY ANNEXATION;**
6 **ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY,**
7 **FLORIDA, WHICH IS REASONABLY COMPACT, INTO THE BOUNDARIES**
8 **OF THE CITY OF LAKE CITY, FLORIDA; MAKING CERTAIN FINDINGS OF**
9 **FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL**
10 **ORDINANCES IN CONFLICT; 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, (the "City Council"), to annex real property into the corporate boundaries of
13 the City of Lake City, Florida, (the "City"); and

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

22 **WHEREAS**, Ajay U. Mhatre, Anjali U. Mhatre, Shilpa U. Mhatre, Umesh M. Mhatre, Anita Mhatre
23 Mihalcik and the Mhatre Irrevocable Family Trust (dated December 27, 1990), the owners of
24 certain real property more particularly described herein below (the "Real Property"), has
25 petitioned that the same be voluntarily annexed and incorporated into the boundaries of the
26 City; now therefore

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

- 28 1. Pursuant to a petition, ANX 26-05, by Ajay U. Mhatre, Anjali U. Mhatre, Shilpa U. Mhatre,
29 Umesh M. Mhatre, Anita Mhatre Mihalcik and the Mhatre Irrevocable Family Trust (dated
30 December 27, 1990), the owner of Real Property, said Real Property being depicted on

Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, and is reasonably compact, has petitioned the City to have said Real Property annexed into the City.

A parcel of land lying in Section 30, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 30; thence North 00° 20'13" West, along the West line of said Section 30, a distance of 927.70 feet; thence North 88° 42'51" East 529.46 feet to the Southwesterly right-of-way line of County Road 242; thence South 84° 53'48" East, along the Southwesterly right-of-way line of said County Road 242, a distance of 304.57 feet to the intersection of the Northwesterly right-of-way line of State Road 47; thence South 25° 21'21" West, along the Northwesterly right-of-way line of said State Road 47, a distance of 815.60 feet to the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 30; thence South 89° 40'22" West, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 30, a distance of 404.10 feet to the Point of Beginning.

Containing 12.73 acres, more or less.

Said parcel being commonly identified by the Columbia County Property Appraiser on the 2026 rolls as parcel number 30-4S-17-08895-000.

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 said Real Property.
6. Annexation. Said Real Property shall continue to be classified as follows: GENERAL COMMERCIAL, 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.

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- 64 7. Effective January 1, 2027, all real property lying within the boundaries of the City, as hereby
65 redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject
66 to all general and special assessments.
- 67 8. All persons who have been lawfully engaged in any occupation, business, trade or profession,
68 within the area, described in Section 1 above, upon the effective date of this Ordinance
69 under a valid license or permit issued by the County and all other necessary state or federal
70 regulatory agencies, may continue such occupation, business, trade or profession within the
71 entire boundaries of the City, as herein defined, upon securing a valid occupational license
72 from the City, which shall be issued upon payment of the appropriate fee, without the
73 necessity of taking or passing any additional examination or test which otherwise is required
74 relating to the qualification of such occupations, businesses, trades or professions.
- 75 9. The City Clerk is hereby directed to file, within seven (7) days following the effective date of
76 this ordinance, a certified copy of this ordinance with the following:
- 77 a) Florida Department of State, Tallahassee, Florida;
78 b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
79 c) Clerk of the Circuit Court of Columbia County, Florida;
80 d) Chief Administrative Officer of Columbia County, Florida;
81 e) Property Appraiser of Columbia County, Florida;
82 f) Tax Collector of Columbia County, Florida; and
83 g) All public utilities authorized to conduct business within the city.
- 84 10. Severability. It is the declared intent of the City Council that if any section, sentence, clause,
85 phrase, or provision of this ordinance is for any reason held or declared to be
86 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
87 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
88 ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall
89 be deemed to be valid.
- 90 11. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to
91 the extent of such conflict.
- 92 12. Effective Date. This ordinance shall be effective on the date of final adoption by the City
93 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 6th of August 2026 and 13th of August 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

