

ORDINANCE NO. 2024-2293

CITY OF LAKE CITY, FLORIDA

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

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

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

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

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

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

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

32 **Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A,**
33 **according to the map or plat thereof, as recorded in Plat Book**
34 **1, Page 45 of the Public Records of Columbia County, Florida,**
35 **a subdivision embracing a part of the SW 1/4 of the SE 1/4 of**
36 **Section 36, Township 3 South, Range 16 East, Columbia**
37 **County, Florida, according to map of same prepared by C.W.**
38 **Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and**
39 **filed in the Official Records of the Columbia County Clerk of**
40 **Circuit Courts on July 6, 1926; less and except that portion**
41 **heretofore acquired by the state of Florida for road Right-of-**
42 **Ways.**

43 (the "Subject Property").

- 44 2. The City Council of the City of Lake City, Florida, (the "City Council"), finds the petition bears
45 the signatures of all owners of the Subject Property in the area proposed to be annexed.
- 46 3. The City Council finds the Subject Property, described in Section 1 above, presently is
47 contiguous to the boundaries of the City, meets the criteria established by Chapter 171,
48 Florida Statutes, as amended, and should be annexed to the boundaries of the City.
- 49 4. The Subject Property, described in Section 1 above and depicted on Schedule A: Location
50 Map, attached hereto and incorporated as part of this ordinance, is hereby annexed to the
51 boundaries of the City, and said Subject Property in every way is a part of the City.
- 52 5. The boundaries of the City are hereby redefined to include the Subject Property described
53 in Section 1 hereof.
- 54 6. The Subject Property, described in Section 1 above, shall continue to be classified as follows:
55 COMMERCIAL under the land use classifications as designated on
56 the Future Land Use Plan Map of the County Comprehensive Plan
57 and classified as COMMERCIAL INTENSIVE (CI) under the zoning
58 districts as designated on the Official Zoning Atlas of the County
59 Land Development Regulations until otherwise changed or
60 amended by appropriate ordinance of the City.
- 61 7. Effective January 1, 2025, all real property lying within the boundaries of the City, as hereby
62 redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject
63 to all general and special assessments.

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- 64 8. All persons who have been lawfully engaged in any occupation, business, trade or profession,
65 within the area described in Section 1 above, upon the effective date of this ordinance under
66 a valid license or permit issued by the County and all other necessary state or federal
67 regulatory agencies, may continue such occupation, business, trade or profession within the
68 entire boundaries of the City, as herein defined, upon securing a valid occupational license
69 from the City, which shall be issued upon payment of the appropriate fee, without the
70 necessity of taking or passing any additional examination or test which otherwise is required
71 relating to the qualification of such occupations, businesses, trades or professions.
- 72 9. The City Clerk is hereby directed to file within seven (7) days after the effective date of this
73 ordinance a certified copy of this ordinance with the following:
- 74 a) Florida Department of State, Tallahassee, Florida;
75 b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
76 c) Clerk of the Circuit Court of the County;
77 d) Chief Administrative Officer of the County;
78 e) Property Appraiser of the County;
79 f) Tax Collector of the County; and
80 g) All public utilities authorized to conduct business within the City.
- 81 10. If any provision or portion of this ordinance is declared by any court of competent jurisdiction
82 to be void, unconstitutional or unenforceable, then all remaining provisions and portions of
83 this ordinance shall remain in full force and effect.
- 84 11. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed
85 to the extent of such conflict.
- 86 12. This ordinance shall become effective upon adoption.
- 87 13. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida
88 Statutes, as amended, and Sections 171.011 through 171.094, Florida Statutes, as amended.

