

ORDINANCE NO. 2024-2284

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION**
2 **NO. ANX 24-03, RELATING TO VOLUNTARY ANNEXATION; MAKING**
3 **FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA**
4 **COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS**
5 **TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE**
6 **BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY;**
7 **REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE**
8 **DATE.**

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

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

15 **WHEREAS**, the owner of certain real property more particularly described herein below, has petitioned
16 that the same be voluntarily annexed and incorporated into the boundaries of the City; now therefore,

17 **BE IT ENACTED** by the People of the City of Lake City, Florida:

18 **Section 1.** Pursuant to a petition, ANX 24-03, by JCP-VYP, LLC, the owner of real property, as described
19 below and depicted on Schedule "A": Location Map, attached hereto and incorporated as part of this
20 ordinance, which real property is contiguous to the existing boundaries of the City and is reasonably
21 compact, has petitioned the City to have said real property annexed into the corporate boundaries of City.

22 Parcel Number: 36-3S-16-02631-000

23 A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County,
24 Florida. Being more particularly described as follows: COMMENCE AT THE NW CORNER
25 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
26 COLUMBIA COUNTY, FLORIDA AND RUN THENCE N86°55'26"E, ALONG THE NORTH LINE
27 OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C.
28 HALE PLS #1519; THENCE S03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY
29 LINE OF NW REAL TERRACE; THENCE N56°01'50"E, ALONG SAID RIGHT-OF-WAY 214.39
30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N56°01'50"E, ALONG SAID RIGHT-
31 OF-WAY LINE, 646.75 FEET; THENCE S06°35'36"W, 410.96 FEET; THENCE N84°31'37"W,
32 491.43 FEET TO THE POINT OF BEGINNING.

33 PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

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

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

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

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

45 **Section 6.** Annexation. The real property, described in Section 1 above, shall continue to be classified as
46 follows: COMMERCIAL under the land use classifications as designated on the Future Land Use Plan Map of the
47 County Comprehensive Plan and classified as COMMERCIAL INTENSIVE (CI) under the zoning districts as
48 designated on the Official Zoning Atlas of the County Land Development Regulations until otherwise changed or
49 amended by appropriate ordinance of the City.

50 **Section 7.** Effective January 1, 2025, all real property lying within the boundaries of the City, as hereby
51 redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject to all general
52 and special assessments.

53 **Section 8.** All persons who have been lawfully engaged in any occupation, business, trade or profession,
54 within the area, described in Section 1 above, upon the effective date of this ordinance under a valid
55 license or permit issued by the County and all other necessary state or federal regulatory agencies, may
56 continue such occupation, business, trade or profession within the entire boundaries of the City, as herein
57 defined, upon securing a valid occupational license from the City, which shall be issued upon payment of
58 the appropriate fee, without the necessity of taking or passing any additional examination or test which
59 otherwise is required relating to the qualification of such occupations, businesses, trades or professions.

60 **Section 9.** The City Clerk is hereby directed to file, within seven (7) days of the effective date of this
61 ordinance, a certified copy of this ordinance with the following:

- 62 a) Florida Department of State, Tallahassee, Florida;
- 63 b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- 64 c) Clerk of the Circuit Court of the County;
- 65 d) Chief Administrative Officer of the County;
- 66 e) Property Appraiser of the County;
- 67 f) Tax Collector of the County; and
- 68 g) All public utilities authorized to conduct business within the City.

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

72 **Section 11. Conflict.** All ordinances or portions of ordinances in conflict with this ordinance are hereby

73 repealed to the extent of such conflict.

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

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

77 NOTICE TO BOARD OF COUNTY COMMISSIONERS, transmitted by certified letter, by the City Clerk of the
78 City of Lake City, on the 15th day of March, 2024.

79 PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City
80 Clerk of the City of Lake City, Florida on the 28th day of March, 2024 and on the 4th day of April, 2024.

81 PASSED UPON FIRST READING on the ___ day of May 2024.

82 PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City
83 Clerk of the City of Lake City, Florida on the ____ day of _____, 2024.

84 PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum
85 present and voting, by the City Council this ___ day of _____ 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, 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

