

ORDINANCE NO. 2024-2280

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION**
2 **NO. ANX 24-02, 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;

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 24-02, by Victory Land Holdings, LLC, the owner of real property,
19 as described below and depicted on Schedule "A": Location Map, attached hereto and incorporated as
20 part of this ordinance, which real property is contiguous to the existing boundaries of the City and is
21 reasonably compact, has petitioned the City to have said real property annexed into the corporate
22 boundaries of City.

23 Parcel Number: 35-3S-16-02519-002

24 A parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County,
25 Florida. Being more particularly described as follows:

26 COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35,
27 TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE
28 N86°55'26"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4'
29 CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S03°31'54"E, 330.93
30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE
31 N56°01'50"E, ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING;
32 THENCE CONTINUE N56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE
33 S06°35'36"W, 410.96 FEET; THENCE N84°31'37"W, 491.43 FEET TO THE POINT OF
34 BEGINNING.

35 PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

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

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

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

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

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

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

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

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

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

71 **Section 10. Severability.** If any provision or portion of this ordinance is declared by any court of competent

72 jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of
73 this ordinance shall remain in full force and effect.

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

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

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

79 DONE, NOTICE TO BOARD OF COUNTY COMMISSIONERS, by certified letter, by the City Clerk of
80 the City of Lake City, on the 15th day of March, 2024.

81 DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lake City, Florida,
82 by the City Clerk of the City of Lake City, Florida on the 28th day of March, 2024 and on the 4th day of
83 April, 2024.

84 PASSED UPON FIRST READING on the 15th day of April 2024.

85 DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lake City, Florida,
86 by the City Clerk of the City of Lake City, Florida on the ____ day of _____, 2024.

87 PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a
88 quorum 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 COMMISSION
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

